

PRESSURE WASHING CONTRACT

THIS PRESSURE WASHING CONTRACT (this "Contract") is made and entered into this 10th day of January, 2018, by Lauderdale West Community Association No. 1, Inc., a Florida not-for-profit corporation (hereinafter referred to as "Association"), whose principal place of business is 1141 N.W. 85th Avenue Plantation, Florida 33322-4624 and People's Choice Pressure Cleaning, Inc., a Florida corporation whose address is 4341 SW 73rd Terrace, Davie, Florida 33314 (hereinafter referred to as "Contractor").

WHEREAS, for which the Association provides day to day management services for 1007 buildings (Single Family Homes) including residences (collectively referred to as the "Buildings" or singularly as a "Building");

WHEREAS, the Association desires to engage services of the Contractor, on a non-exclusive basis, to pressure wash some of the Buildings (in strict accordance with the terms as hereinafter set forth; and

WHEREAS, the parties are desirous of setting forth, in detail, the various terms, conditions and obligations between them with respect to the services to be provided as hereinafter set forth.

NOW, THEREFORE, for the sum of TEN (\$10.00) DOLLARS and in consideration of the mutual covenants, representations and warranties contained in this Contract and for other good and valuable consideration paid by the parties hereto to the other, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. SCOPE OF WORK. The Contractor covenants and agrees to perform the services on a non-exclusive basis in accordance with the Contractor's Proposal dated December 7th, 2017, which is attached hereto as Exhibit "A" and specifically incorporated herein, (the "Contractor's Proposal"). The Contractor agrees that it will provide, at no additional cost, the following services:

1.1 Prior to the commencement of work on each respective Building, the Contractor shall inspect the such Building (including the roof and the walls) to disclose to the Association noted defects and/or damage to roof and walls (including, but not limited to cracked tiles, patch work, peeling paint, etc.).

1.2 Pressure wash the entire roof and walls of each Building taking due care not to damage or loosen the roof tiles and/or damage the painted surfaces.

2. ADDITIONAL TERMS/ OBLIGATIONS.

2.1 SCHEDULING AND INSPECTION.

2.1.1 Prior to commencing work on each respective Building, the Contractor shall examine the condition of such Building on which the work is to be performed to verify that surfaces and site conditions of the Building is ready to receive the work. Following the inspection, the Contractor may provide notice to a representative of the Association (the "Association Representative") of any defects and/or damage to such Building. The Contractor

shall not work on any surface or site condition deemed not ready to receive the work. Beginning the work means the Contractor accepts the existing surfaces and site conditions.

2.1.2 The Contractor shall work with the Association to select the buildings scheduled for pressure cleaning before Work begins. The Contractor shall cooperate with the Association to coordinate the pressure washing with the scheduling of the Association's painting project.

2.2. QUALITY ASSURANCE: ASSOCIATIONS RIGHT TO AUDIT. The Contractor is to designate one of its employees to function as the quality control administrator. It will be that person's responsibility to monitor the performance of work to assure compliance with the Contract. The Association and/or its Authorized Representative has, without prior notice, the right to review all work being performed, without prior notice. If any Work is not in conformance with the terms of the Contract, it will be the responsibility of the Contractor to take corrective procedures.

2.3. REGULATORY REQUIREMENTS AND MANUFACTURERS' SPECIFICATIONS. As applicable, it is the Contractor's responsibility to confirm that the chemicals used in the performance of the work are in compliance with local codes in addition to other hazard classifications that may be applicable. The Contractor affirmatively represents, warrants and covenants that the use of any such solvents or chemicals in the work herein shall be in accordance with all applicable law and manufacturer's specifications.

2.4. DEBRIS AND EQUIPMENT. It is the Contractor's responsibility to dispose of all debris in a proper and safe manner and to remove all equipment on a daily basis.

2.5. PROTECTION. The Contractor shall protect the landscape with extraordinary care (including sod and shrubbery), driveways, curbs, sidewalks, screens, awnings, patio covers, gutters and downspouts and all other portions of each Building, each applicable owner's and the Association's property against damage from performance of the work. Contractor shall be responsible for any damage caused by any of Contractor's employees, subcontractors, independent contractors, guests or invitees.

2.6. ASSOCIATION OCCUPANCY. Association residents will occupy the premises and the Buildings during the entire period of Contractor's performance of the work. The Association and the residents will cooperate with Contractor with regard to protecting the Association's and resident's property. Contractor shall at all times conduct its operations as to ensure the least inconvenience to the Association and general public. Contractor shall coordinate with the Association the schedule for pressure washing in order for the Association and Contractor to relocate or protect people, personal effects and property (furnishings or equipment). Contractor is responsible for all damage to property if not previously coordinated with Association.

3. CONFLICT. The parties agree that if there is an inconsistency between the terms of this Contract, any applicable law or building code, or the Contractor's Proposal, then (i) the applicable law or building code shall be controlling, followed by (ii) the terms of this Contract, followed by (iii) the Contractor's Proposal.

4. COST TO ASSOCIATION. The Association agrees to pay Contractor One Hundred Fifty and 00/100 Dollars (\$150.00) per Building for such work described and set forth in this Contract, and to be performed in strict accordance with the terms hereof, as set forth below and in accordance with Paragraph 6 of this Contract (the "Contract Price").

The Contract Price shall not be subject to any adjustments or offsets, except as hereinafter set forth. The Contract Price is the total amount payable by the Association to the Contractor for performance of the work under the Contract documents. All work that is outside the scope of this Contract may only be authorized by written change order pursuant to Section 5.2 of this Contract. Said Contract Price shall include (i) all labor, materials and equipment; (ii) tools, equipment and machinery; (iii) other facilities necessary for proper execution of work; and (iv) all applicable sales, consumer and use taxes. The Association will pay all impact fees and permit fees, or any additional cost to satisfy governmental code requirements, if applicable. It is the Contractor's responsibility to ascertain that the work is in accordance with all applicable laws, statutes, ordinances, building codes, and rules and regulations. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performance of the work. The terms and payments shall be in accordance with Paragraph 6 below. Any changes that are made by altering, adding to, or deducting from the work shall adjust the Contract Price only by mutual written consent of the parties hereto.

5. TERMS OF PAYMENT.

5.1 The Contract Price shall be paid to Contractor in accordance with this section. Upon the request of the Contractor by the use of an invoice for Work completed ("Application for Payment") the Association will make payment to Contractor no later than the tenth (10th) business day following the request for payment, only upon the approval of the Work by the Association. Contractor shall provide the Association with a standard requisition for payment no more frequently than once every fifteen (15) days.

With each Application for Payment, upon the request of the Association, the Contractor shall provide the Association with (i) its conditional release and waiver of lien; (ii) conditional partial releases and waivers of lien (conditioned only upon clearance of payment) from all subcontractors and suppliers performing Work and/or supplying materials for the Work included in the current Application for Payment; and (iii) any such other reasonable affidavits or releases provided for under Florida Statutes that Association or its lender may reasonably request to insure that Association's property is remaining free of any and all construction and/or materialmen's liens.

5.2 All work that is outside the scope of this Contract may only be authorized by written change order (a "Change Order"), which must be signed by an Officer of the Association's Board of Directors and the Contractor to be effective. Verbal Change Orders will not be accepted, and no Change Order work shall be commenced unless and until the Contractor has received a Change Order executed by the Officer of the Association's Board of Directors.

6. TERMS.

6.1 The Contractor shall commence work no later than January 10, 2018. and the date the Contractor commences Work shall be defined as the "Commencement Date". Contractor shall diligently pursue the full completion of the work within fifty-six (56) months of the Commencement Date in accordance with the schedule in the description of the Contractor's Proposal.

6.2 Unless otherwise provided in this Contract, the Contractor shall provide and pay for labor, materials, equipment, tools, equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for proper execution and completion of

the work, including bonds as may be required, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.

6.3 Contractor shall give all notices and comply with all local ordinances, requirements of City and County building codes and Federal and State authorities applicable to the work, local sanitary laws, rules and regulations by governing public authorities, regardless of whether such ordinances, requirements, laws, rules and regulations are set forth in this Contract without any extra charge. Any additional materials and labor which may be required to comply with such ordinances, requirements, laws, rules and regulations will be provided by the Contractor at no cost to the Association.

6.4 Contractor shall pay all applicable health and welfare charges, local, state and federal taxes, including sales and use taxes, and union fees in connection with its work. All costs paid by Contractor shall be at the expense of the Contractor.

6.5 All products utilized in the completion of this project shall be new and delivered to the jobsite in unopened containers bearing the manufacturers name, brand, product name, product number and designation, if applicable.

6.6 The Contractor shall not commence work before 8:00 A.M. on any day.

6.7 Contractor will pay all worker's compensation, social security and all other taxes and obligations imposed upon him as an employer in connection with the performance of this Contract.

6.8 The Contractor has the duty to advise the Association in writing if any automobiles, other property, or persons are at risk of harm or damage from the performance of the work.

7. SUPERVISION.

7.1 Contractor shall supervise and direct the work, using its best skill and attention and it shall be solely responsible for all means, methods, techniques, sequences and procedures for coordinating all portions of the work under the Contract. Contractor shall, at all times, enforce strict discipline and good order among its employees and shall not employ any unfit person or anyone not skilled in the task assigned to him.

7.2 Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the work. It shall take all reasonable protection to prevent damage, injury or loss to: (1) all employees on the job and other persons who may be affected thereby; (2) all work and all materials and equipment to be incorporated therein; and (3) other property at the site or adjacent thereto, such as (but not limited to) trees, shrubs, lawns, walks, pavements, automobiles, roadways, structures and utilities. It shall give all notices and comply with all applicable laws, ordinances, rules, regulations and orders of any public authority, including but not limited to OSHA, bearing on the safety of persons and property and their protection from damage, injury or loss.

7.3 The Contractor shall employ and identify a competent supervisor and necessary assistants who shall be in attendance at the site during the entire performance of the work. The supervisor shall represent the Contractor and communication given to the supervisor

shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed on written request in each case.

7.4 The Contractor shall indemnify all unit owners for acts and omissions of the Contractor's employees, subcontractors, and their agents and employees, and other persons performing portions of the work under a contract with the Contractor.

7.5 The Contractor shall erect and maintain, as required by existing conditions of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying the Association and users of adjacent sites and utilities.

7.6 Further, it is the sole responsibility of Contractor to secure, safeguard and protect its material and operation from damage or theft until installed.

7.7 Contractor shall promptly remedy all damage or loss to any property, including but not limited to damage to automobiles, screens, trees, shrubs and grass areas, the roof by improper cleaning, walking on the roof and/or placing equipment on the roof, and damage caused by water runoff or runoff of any of the chemicals used during the cleaning process, which may be caused in whole or in part by Contractor or anyone directly or indirectly employed by Contractor, including but not limited to, all subcontractors, or by anyone for whose acts any of them may be liable. Contractor shall be responsible for any omissions of its employees including with regard to any person's property.

7.8 The Contractor shall not employ any subcontractor(s) to perform any work under this Contract for the Association; provided, however, that if the Contractor needs to employ a subcontractor to perform any work under this Contract, such subcontractor shall be expressly approved in writing by the Association prior to commencing work. In addition, the subcontractor shall be under the supervision of the Contractor and shall be bound by the terms of this Contract.

7.9 The Contractor, once having started the work, will continuously and expeditiously proceed with its vigorous prosecution until completion.

7.10 Contractor will insure that all equipment has been safely stored on the job site to provide complete safety to the unit owners in the Association.

7.11 Contractor shall ensure that the work performed is in strict compliance with the specifications of this Contract.

7.12 Association shall not be responsible for any vandalism to or theft of the Contractor's supplies or equipment.

8. INDEMNIFICATION/HOLD HARMLESS. For \$100.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the fullest extent permitted by law and to the extent caused in whole or in part by Contractor, any subcontractor, any sub subcontractor, or anyone directly or indirectly employed by any of them, or over whom they exercise control, the Contractor shall indemnify, defend and hold harmless the Association, its officers, directors, members, agents and employees from and against any and all claims, demands, actions, liabilities, losses, damages, or expenses (including but not limited to fees and charges of attorneys, consultants, expert witnesses, and other professionals and court and/or arbitration costs) which may arise from the following: (a) alleged or actual bodily injury,

personal injury, sickness, disease, or death to any persons; (b) alleged or actual damage to any property; (c) breaches of this Agreement by Contractor; (d) claims of liens or liens by any person or party furnishing labor, materials, services, or equipment that are part of the work (including, without limitation, the defense of any actions, lawsuits, or proceedings brought against Association as a result of liens filed against the work, payments due Contractor); (e) any and all agreements and contracts between Contractor and any third party concerning the work; or (f) bringing any hazardous materials or hazardous substances classified and/or regulated as such under any of the applicable local, state or federal environmental laws onto the Associations property or incorporating same into the work.

Such indemnification obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph. In any and all claims against the Association, or any of their agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

9. INSURANCE. The Contractor agrees to furnish Workman's Compensation at Statutory Limits, Liability Insurance with limits of at least One Million Dollars (\$1,000,000.00), for each occurrence and property damage of at least One Million Dollars (\$1,000,000.00). Further, Contractor agrees to maintain insurance on all vehicles used on the job site, with limits of at least One Million Dollars (\$1,000,000.00) for each occurrence. The Contractor agrees to name the Association as additional insured, and as a party to receive all notices issued pursuant to the policy. The Contractor agrees to supply the Association with evidence of, and keep said insurance policies in full force and effect during the entire course of work to be performed. Contractor agrees to replace or reinstate promptly any cancelled policies. Contractor agrees that it shall perform no work under this Contract during such time as said insurance policies are not in full force and effect. A copy of the Contractor's Certificate of Insurance is attached hereto as Exhibit "B".

10. CLEAN-UP. Contractor shall cause no damage or waste to the Association property and adjoining property in the performance of this Contract, and at all times shall keep the premises free from accumulation of waste materials or rubbish caused by its operations. At the completion of each day's work, it shall remove all its waste materials and rubbish from and about the Association's property, as well as its tools, equipment, and surplus materials and return all affected areas of this property to a broom clean condition. Equipment and machinery may be stored on-site if adequately marked by lights and said area is roped off to the public. If, after three (3) three work days written notice by Association's representative to Contractor's representative at the site of the work Contractor has not diligently proceeded with the clean-up as outlined in this paragraph, then Association shall have the right to proceed with the clean-up work at Contractor's cost and expense.

11. TERMINATION.

11.1 Associations Right to Stop the Work. If the Contractor fails to correct work or is in default of any obligation herein which is not in accordance with the requirements of this Contract, or fails to carry out work in accordance with this Contract, the Association, by notice, may order the Contractor to stop the work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Association to stop the work shall not give rise to

a duty on the part of the Association to exercise this right for the benefit of the Association or any other person or entity, or to declare the Contract in default.

11.2 Termination by the Association for Convenience. The Association may, at any time, terminate the Agreement for the Association's convenience and without cause upon thirty (30) days written notice. Upon receipt of such written notice from the Association of such termination for the Association's convenience, the Contractor shall: (i) cease operations as directed by the Association in the notice; (ii) take actions necessary, or that the Association may direct, for the protection and preservation of the work; and (iii) except for work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders. In case of such termination for the Association's convenience, the Contractor shall be entitled to receive payment for work executed. In no event will Contractor be entitled to receive any payments for work not executed.

11.3 Termination by the Association for Cause/Default. The Association may immediately terminate the Contract if the Contractor (i) refuses or fails to supply enough properly skilled workers or proper materials, (ii) fails to make payment to subcontractors for materials or labor in accordance with the respective agreements between the Contractor, subcontractors, and suppliers, (iii) disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction, (iv) otherwise is guilty of breach of a provision of the contract documents, or (v) fails to complete the work timely.

When any of the above reasons exist, the Association may, without prejudice to any other rights or remedies of the Association, and after giving the Contractor and the Contractor's surety, if any, three (3) work day's written notice, terminate the services of the Contractor and may, subject to any prior rights of the surety (i) take possession of the site and of all supplies, equipment, tools and machinery, materials, except for supplies, materials, equipment, tools and machinery owned by the Contractor, (ii) accept assignment of subcontract, or (iii) finish the work by whatever reasonable method the Association may deem expedient.

The Parties further agree that in the event the other Party is in default of any material terms, conditions or covenants of the Contract, then the other Party shall have a right to declare the Contract in default and thus reserves all rights in equity or law to enforce the terms of the Contract, including the right to maintain a legal action against the defaulting Party for any damages, whatsoever, resulting in the default of the defaulting Party, including the reimbursement of any reasonable attorneys fees and court costs associated with the enforcement thereof to the prevailing party.

Additionally, in the event of a default by Contractor, the Association reserves the right to issue joint checks to Contractor and each subcontractor, materialmen or supplier.

12. REPRESENTATIONS. The Contractor affirmatively represents that no parties to this Contract, including any members or representatives of the Association, have or will receive any "kickbacks" with respect to this Contract or the work required hereunder.

13. LIENS. Contractor will save and keep the Buildings and Association property referred to in this Contract or the land upon which it is situated, or the owners of the units in the building, free from all construction liens and all other liens by subcontractor, materialmen and suppliers. If Contractor fails to remove such lien(s) by transfer bond, cash deposit, satisfaction or otherwise, or if the Contractor files a lien against the building referred to in this

Contract or the land upon which it is situated prior to the time when the amount to be paid is payable to Contractor by Association under the terms of this Contract, Association may retain sufficient funds out of any money due or thereafter to become due by Association to Contractor to pay the same and to pay all costs incurred by reason thereof, including reasonable attorneys' fees to the prevailing party and the cost of any bonds that the Association may elect to obtain, Association may deduct said lien and all damages and costs from any funds which are due or which become due to Contractor and which are in the possession of Association.

14. ASSIGNMENT AND SUBCONTRACTOR. Contractor shall not assign or transfer this Contract or any part thereof. Contractor shall not hire or use any subcontractor without the express approval of the Association. The Association shall not assign the obligation to pay the Contractor hereunder without the prior written consent of the Contractor.

15. ATTORNEYS FEES. In the event of a dispute arising under this Contract, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, copying costs, electronic discovery costs, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable.

16. MISCELLANEOUS PROVISIONS. Any and all notices, offers, acceptances and communications relating to this Contract shall be given in writing by personal delivery, registered mail, certified mail or other form of delivery for which proof of delivery is available. The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract. This Contract may be changed, modified or amended only by a written agreement signed by the Association and the Contractor. This Contract supersedes any prior agreements and negotiations entered into between the Association and Contractor relating to the subject matter of this Contract. The venue of all legal proceedings shall be in Broward County, Florida. No action or failure to act by the Association shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed in writing. The headings of the sections contained in this Contract are for convenience only and shall not be deemed to control or affect the meaning or construction of any provision of this Contract. Duties and obligations imposed by the Contract documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights and remedies otherwise imposed or available by law. All of the Whereas clauses contained in this Contract are true and correct and specifically incorporated herein by reference.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

DATED this 10th day of January, 2018, at Broward County, Florida.

Signed, Sealed and Delivered In the presence of:

ASSOCIATION:

**LAUDERDALE WEST COMMUNITY
ASSOCIATION NO. 1, INC.**

By: 
Name: JOANNE HILL
Title: PRESIDENT

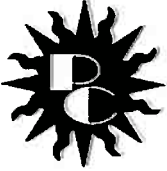
CONTRACTOR:

**PEOPLE'S CHOICE PRESSURE CLEANING,
INC.**

By: 
Name: STEVE LANDIS
Title: PRESIDENT

EXHIBIT "A"

CONTRACTOR'S PROPOSAL



PEOPLE'S CHOICE PRESSURE CLEANING, INC.

4341 SW 73RD TERRACE
DAVIE, FL 33314

Phone 954-445-8033

Fax 954-382-9267

Fax
E-mail

h2opressure@bellsouth.net

www.allpeopleschoice.com

Estimate

Date

12/7/2017

Name / Address	
LAUDERDALE WEST HOA JOANNE HILL 1141 NW 85TH AV PLANTATION, FL 33322	
Customer Phone	954-473-1860

Project

Description	Qty	Cost	Total
<p>PRESSURE WASH ONE STORY ROOFS AND WASH DOWN WALLS FOR 815 SINGLE FAMILY HOMES, 175 PER YEAR ON A ROTATING BASIS</p> <p>NOTE: PRICE IS PER ROOF WHITE BARREL TILE</p>	175	150.00	26,250.00
Total			\$26,250.00

Please sign & return by fax or email. Signing indicates all terms & conditions have been accepted.

Signature

Steve Landis, President

Customer Signature _____

EXHIBIT "B"

INSURANCE CERTIFICATE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/21/2017

PRODUCER
Alan B. Edwards
 4705 SW 148th Ave Suite #103
 Davie, FL 33330
 Ph: 954-434-8255

THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED
PEOPLES CHOICE PRESSURE CLEANING INC
 4341 SW 73RD TER
 DAVIE, FL 33314-3030

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: State Farm Mutual Automobile Insurance Company 25178	25178
INSURER B: State Farm Fire and Casualty Company 25143	25143
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADOP LTR	INSPO	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
		GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$ \$
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	865 3135 674 0184 326 1433 C47 6889 D42 9113 E83 6478	08/22/2017 05/30/2017 09/22/2017 08/22/2017 09/22/2017 08/22/2017	03/25/2018 05/30/2018 03/25/2018 03/25/2018 03/25/2018 03/25/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE \$ RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <small>(If mandatory in NY, if yes, describe under SPECIAL PROVISIONS below)</small>				<input type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B		OTHER INLAND MARINE	88-BB-1897-8	03/04/2017	03/04/2018	\$45,800

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CERTIFICATE HOLDER
Lauderdale West Community Association No. 1, Inc.
 1141 NW 85th Avenue
 Plantation, FL 33322

CANCELLATION
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
 AUTHORIZED REPRESENTATIVE *Alan B. Edwards*

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/21/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Joseph D Walters Insurance 4552 Route 51 South Bella Vernon PA 15012	CONTACT NAME: Sarah Parker PHONE: (800) 878-3808 FAX: (724) 929-3738 E-MAIL: sarah@jwagency.com ADDRESS:
INSURED People's Choice Pressure Cleaning Inc 4341 SW 73rd Ter Davie FL 33314	INSURER A (AFFORDING COVERAGE): Ohio Security Ins. Co. NAIC # 24082 INSURER B: Ohio Casualty Ins Co 24074 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER: LI/17-18 Master** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL CODES	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		00054313480	11/5/2017	11/5/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		00054313480	11/8/2017	11/5/2018	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Regulatory In 10/10) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Lauderdale West Community Association No 1 Inc
1141 NW 85th Ave
Plantation, FL 33322

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sarah Parker/PATWIN

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CERTIFICATE OF LIABILITY INSURANCE

DATE: 11/21/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.

PRODUCER:
AUTO INSURANCE PLUS INC DBA ALL IN ONE INSURANCE
526 N US HWY 441/27

CONTACT NAME: BARBARA SABO-TRK
PHONE: (352) 674-9015
E-MAIL: BSABOTRKA@BELLSOUTH.NET

LADY LAKE FL 32158

INSURER A: FWC/JA

INSURED:
PEOPLE'S CHOICE PRESSURE CLEANING INC &
4341 SW 73RD TERRACE
DAVE
FL 33314
FEIN: 650956200

INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES CERTIFICATE NUMBER: 1711210052 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY PERIOD (START/END)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER			EACH OCCURRENCE \$ MED EXP (Per one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS-COMMOD AGG \$ COMBINED SINGLE LIMIT \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$ EACH OCCURRENCE \$ AGGREGATE \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS LIABILITY <input checked="" type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED <input type="checkbox"/> (Mandatory in NH) Y/N M/A	06262017	7/30/2017 7/30/2018	<input checked="" type="checkbox"/> PER SALUTE E.L. EACH ACCIDENT \$ 1,000,000.00 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000.00 E.L. DISEASE - POLICY LIMIT \$ 1,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (INDICATE STATE) (Remarks: Schedule may be attached if more space is required)

CERTIFICATE HOLDER
Lauderdale Wood Community Association No. 1, Inc.
1141 NW 85th Avenue
Plantation FL 33322
Phone Number: (954) 473-8213

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE: *Sharon A. Jensen*

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

VALID OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018

DBA: PEOPLE'S CHOICE PRESSURE CLEANING
Business Name: INC

Receipt #: 325-17029
Business Type: CLEANING/JANITORIAL (PRESSURE CLEANING)

Owner Name: STEVE LANDIS
Business Location: 4341 SW 73 TERRACE
DAVIE

Business Opened: 07/14/2005
State/County/Cert/Reg:
Exemption Code:

Business Phone: 954-445-8033

Rooms **Seats** **Employees** **Machines** **Professionals**
6

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
81.00	0.00	0.00	0.00	0.00	0.00	81.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

STEVE LANDIS
4341 SW 73 TERR
DAVIE, FL 33314

Receipt # WWW-16-00152386
Paid 09/01/2017 81.00

2017 - 2018

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT