

Colorado Property Maintenance

52 Alpine Road, Dillon
Colorado, 80435

Contract for Property Maintenance Services

I. Introduction:

Colorado Property Maintenance has specialized in taking care of and maintaining Summit Counties private residential homes, small to medium sized condominiums and commercial complexes since 1985. The owner Zbigniew Mario Zieba has been employed by Columbine Management and Resort Quest between 1996 and 2005. During that period Zbigniew Mario Zieba and his son Thomas Zieba have managed several properties including Point Dillon, Dillon Pines, Timberline, Cedar Lodge, Mountain View Centers 1 & 2. Combining the experiences and knowledge gained while working for the companies above, both Colorado Property Maintenance, its owner Zbigniew Mario Zieba and son seek out excellence in all areas of property maintenance.

II. Description of Location:

Cobblestone is located at 604 Granite Street in Frisco Colorado and is a 12 unit condominium complex split into two buildings, eight (8) units in the first building and four (4) typically owner occupied units in the second building, with a large lawn in the back and a medium sized parking lot in the front.

III. Cleaning/janitorial:

No cleaning or janitorial work has been arranged since there is a lack of common areas in the building. On a very very rare occasion, if dirty enough, we would vacuum a carpet in the smaller four (4) unit complex at the special projects fee.

IV. Grounds/Snow Removal:

Grounds: Mowing lawn once per week as seasonally required, spraying and or pulling weeds as needed, fertilizing grass at least once per year, watering grass and flowers as needed on a daily basis, keep common areas clear.

Snow Removal: Clear snow from parking lots of both buildings, apply ice control (ice melt) to common areas and parking lot in icy conditions. Work will generally be carried out and completed prior to the start of each work day, but will also be done as conditions demand during those days.

V. Security:

Security services will include security checks of units upon request, 24/7/365 emergency response, and response to lockout calls. Any work done by a third party company will be done at the discretion of the Cobblestone HOA or by individual owner.

VI. Special Projects:

Special projects not included in this contract will be charged a fee of twenty-five dollars per hour (\$25/Hr) plus any material costs related or involved in a project. This will include spring cleaning, interior and exterior painting, appliance installation, gutter deicing, deck and siding replacement, as well as any small carpentry projects. Any work done by Colorado Property Maintenance or a third party company will be done at the discretion of the Cobblestone HOA or arranged with individual owners as requested.

VII. Termination of Contract:

Colorado Property Maintenance shall be notified in writing no less than thirty days (30) prior to termination of this contract by an authorized board member for the Cobblestone HOA. Any remaining or outstanding services will be completed up to the day of agreed termination provided the Cobblestone HOA pays any outstanding debts it owes.

VIII. Monthly Fee:

The contract will begin August 15, 2012 and the fees for property maintenance as agreed upon will be \$500/ Month.

**** PLEASE NOTE ** This contract is not valid unless printed front and back on a single sheet of paper, signed by both parties representatives and returned to Colorado Property Maintenance.**

Signed: 
Zbigniew Mario Zieba for Colorado Property Maintenance.

Signed: 
Brian Shorter, President of Cobblestone HOA.