

Davidson Design Studio, Inc.
Landscape Architecture and Site Planning

June 22, 2026

Country Woods Estates PUD No.1 Homeowners Association Inc.
C/O Grant Property Management
Greg Rullo, LCAM
7124 North Nob Hill Road
Tamarac, Florida 33321
954-718-9903

RE: Landscape Architectural Services for:
Country Woods Estates HOA
Coconut Creek, Florida

Dear Greg,

Thank you for the opportunity to provide consulting services for your project. This proposal is submitted by Davidson Design Studio, Inc. hereinafter referred to as the "Consultant", to Country Woods Estates HOA hereinafter referred to as the "Client".

It is understood that we will be providing consulting services as outlined below in the scope of services for the Country Woods Estates in Coconut Creek, Florida.

SCOPE OF SERVICES

- **Task A: Tree Disposition/Removal Plan:** Consultant will prepare a Tree Disposition Plan for street trees only for the neighborhood. This task includes the preparation of the base plan to be used for both Tasks A & B. Trees will be labeled and numbered to a corresponding document (Existing Tree List) which will contain information required by City including botanical and common name, height, spread, trunk diameter and a general condition. This existing tree list will also indicate whether each tree or palm is to be removed, relocated or remain in place. Consultant will utilize the Arborist Report prepared by Earth Advisors as the basis for tree condition information and recommendations. Consultant shall be entitled to rely upon the Arborist Report and related information provided by Client for purposes of this proposal. Consultant is not providing arboricultural services and is not responsible for the accuracy of the arborist's findings, ratings, measurements, assessments, or recommendations. A site review will be conducted to verify general field conditions. This plan is intended to support the tree removal permit application. It is understood that mitigation requirements for street tree removals will be satisfied through the replacement tree planting program outlined in Task B, subject to City review and approval. Consultant will provide digitally signed PDF plan documents suitable for permit submittal. This task will be performed on a lump sum basis, plus any reimbursable expenses.
- **Task B: Tree Planting Plan:** Prepare a street tree planting plan in accordance with City standards for the interior streets of Country Woods Estates. Utilizing "Right Tree, Right Place" principles the plan will indicate all replacement street trees. Species selection will consider available planting space, utility conflicts, sidewalk impacts, and long-term maintenance requirements. Plan will contain location of proposed trees; a plant list indicating species, size and any notes required; and other necessary City information. Consultant will provide digitally signed PDF plan documents suitable for permit submittal. This task will be performed on a lump sum basis, plus any reimbursable expenses.

Davidson Design Studio, Inc.

Landscape Architecture and Site Planning

- **Task C: Community Street Tree Master Plan:** At the completion of Task B above, prepare a street tree master plan for all trees not included in Task B that indicates future replacements. This master plan will be used as a guide by the Community to replace trees in the future. The plan will include species consistent with the plan set forth in Task B. Consultant will provide digitally signed PDF plan documents suitable for permit submittal. This task will be performed on a lump sum basis, plus any reimbursable expenses

One (1) round of minor revisions to Tasks A, B and C resulting from Client review and/or City comments is included. Additional revisions requested by Client or City beyond the original scope will be billed hourly at the rates provided in this proposal under Task D.

- **Task D: Permit Assistance, Grant Coordination & Additional Services:** This task may include, but is not limited to, submittal of documents, coordination with consultants, presentations, meeting preparation and meetings, coordination with City staff, preparation of supporting exhibits, project coordination, and other services as requested by Client. Consultant may assist Client with grant applications, supporting exhibits, and coordination efforts as authorized by Client. Approval, funding, or acceptance of any grant application cannot be guaranteed. Site visits and meetings are billed at a minimum of 3 hours at the appropriate hourly rate. Any additional requirements not included in Tasks A, B, and/or C above requested by Client or City will be considered an additional service and the hourly rates will apply. This task will be billed hourly at the hourly rates provided in this proposal.

FEE SCHEDULE:

• Task A: Tree Disposition – Lump Sum fee	\$ 4,500.00
• Task B: Tree Planting Plan– Lump Sum fee	\$ 7,000.00
• Task C: Community Landscape Master Plan	\$ 4,000.00
Total Lump Sum Fee	\$ 15,500.00
• Task D – Estimated Budget (20 hours)	\$ 4,000.00
Total with Estimated Hours	\$19,500.00
Deposit	\$5,000.00

Please note if the City request tree appraisals or Arborist reports these are not included. These have been completed by a Consulting Arborist. If a new report is required this can be provided on an agreed upon fee.

Hourly Fee Schedule

Principal/Landscape Architects/Arborist	\$200.00/Hour
Graphic Artist/CADD Technician	\$150.00/Hour

An hourly billing statement will be provided with the invoice.

Reimbursable Expenses: These fees do not include other consultant's fees, filing fee, or normal reimbursable expenses. Reimbursable expenses are billed at 1.15 times their direct expense and include, copies, printing and reproductions (other than those included in deliverables), travel expenses, courier charges, consultant fees, shipping or any other direct expenses. Reimbursable expenses will be itemized on the invoice. Since we will be coordinating other consultants, it is understood that their expenses and consulting fees will be as per a separate agreement between

Davidson Design Studio, Inc.

Landscape Architecture and Site Planning

them and Client. All government fees associated with this application are the responsibility of the Client.

You agree to provide us with access to the site, accurate site and architectural data, setbacks, accurate utility locations and easements, deed restrictions, legal description, tree survey, certified land survey and other plans and information necessary to complete site plan and site plan application at Client's expense.

TERMS

Fees will be billed as designated in the fee schedule. All balances shall be due upon receipt. Fee shall be considered past due thirty (30) days from the billing date. Invoices remaining unpaid for over thirty (30) days will result in cessation of work on the project and withholding of plans. Interest in the amount of 1.5% per month (18% annually) will be charged and added to the balance of the account commencing and to the extent that the same remains unpaid thirty (30) days after rendering of said bills. Payment of fees does not in any way depend upon development approvals of any reviewing body, grants, permits or payment from an outside source.

MISCELLANEOUS PROVISIONS:

A. OWNERSHIP AND USE OF DOCUMENTS:

All ideas, designs, arrangements, plans and specifications prepared by Landscape Architect in connection with the project are instruments of service and shall remain the property of Consultant, and Consultant has a proprietary interest therein whether the project for which they are prepared is executed or not. None of these materials shall be reproduced or otherwise used without the written permission of Consultant. Consultant retains Copyright to all written material produced in connection with the project. Reuse or modification of such documents by Client, without Landscape Architect's permission, shall be at Client's sole risk and Client agrees to indemnify and hold Landscape Architect harmless from all claims, damages, and expenses, including attorneys' fees arising out of such reuse by Client or others acting through or on behalf of Client.

B. TERMINATION:

At the discretion of the Consultant, the terms of this agreement may be null and void if not accepted within thirty (30) days. If Consultant is prevented from continuing service for reason beyond Consultant's control for more than one hundred and twenty (120) days, then the Consultant may terminate this contract. If Client wishes to terminate Consultant's services, the client must give ten (10) working days written notice to Consultant. In either case, the Consultant shall be entitled to full compensation based upon percentage completion of service or on a time and materials basis, whichever is greater, up to date of termination, plus any reimbursable expenses.

C. RESPONSIBILITY FOR ACTS OF OTHERS:

Client assumes all responsibility for the application and interpretation of Landscape Architect's drawings, specifications and other instruments of service; the observation and evaluation of Contractor's work and the performance of any other necessary construction phase landscape architectural or professional services; and Client waives any claims against Landscape Architect that may be connected in any way thereto. Consultant will not guaranty or be responsible for the performance of work or products of any contractor, sub-contractor, consultant, manufacturer, supplier or fabricator. All obligations of Consultant under this agreement cease immediately upon approval from the building department. Consultant's presence on the project after that time in no way impacts the cessation of its obligations under the agreement after building dept approval.

D. DISPUTE RESOLUTION:

235 Commercial Blvd, Suite 206, Lauderdale-By-The-Sea, Florida 33308

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6/17/2026

Page 3 of 5

Davidson Design Studio, Inc.

Landscape Architecture and Site Planning

Client and Landscape Architect agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, effective as of the date of this Agreement. If unsuccessful, either party may initiate a court proceeding. Venue for any such court proceedings shall only be in a court of appropriate jurisdiction located in Broward County, Florida. Each party in any such litigation shall be responsible for their own incurred attorneys' fees and costs associated.

E. MAINTENANCE:

Client is responsible for the maintenance of all installed items, including but not limited to site furnishings, equipment, lawns, plantings, irrigation systems, and all work designed or specified under this Agreement. Maintenance shall be in accordance with good industry practice and manufacturers' or suppliers' recommendations.

F. MODIFICATIONS TO CONTRACT

In the event of a material change in Landscape Architect's scope of services or Landscape Architect's time or other condition for the performance of services, through no fault of Landscape Architect, the compensation due Landscape Architect and the time allowed for Landscape Architect's performance shall be equitably adjusted. Any such change shall be in writing.

G. INDEMNIFICATION

Client and Landscape Architect each agree to indemnify and hold the other harmless, and their respective officers, employees, agents, and representatives from and against liability for all claims, losses, damages, and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Client and Landscape Architect, they shall be borne by each party in proportion to its negligence.

H. OTHER CONSULTANTS OR CONTRACTORS

Landscape Architect shall not have any duty or authority to direct, control, or supervise any contractor's work, nor shall it have authority over or responsibility for the means, methods, sequences, or safety procedures employed by any contractor or for any contractor's failure to comply with applicable laws and requirements and for damage/repair to any underground utilities. If Client performs design services or procures separate consultants or contractors to perform design services, Landscape Architect shall be entitled to rely on the technical sufficiency and timely delivery of documents and services furnished by Client or Client's separate consultants or contractors and shall not be responsible for the failure of any such documents and services to comply with applicable laws, regulations, or standards.

I. UNDERGROUND UTILITIES

Because Consultant has no specific knowledge of locations of utilities, Client assumes all responsibility for any damage to underground utilities. Client agrees to indemnify and hold harmless Consultant and its agents and employees from and against claims, damages, losses, expenses, fines, liability and/or responsibility, including but not limited to reasonable attorneys' fees, that arise out of, result from, or in any way relate to damage (regardless of cause) to underground utilities, but specifically excluding any damages resulting from Consultant's gross negligence, or willful, wanton or intentional misconduct of Consultant.

J. SCHEDULE, BUDGETS, AND ESTIMATES OF COST

Any schedules or completion dates, budgets, or estimates of cost prepared by Landscape Architect represent Landscape Architect's professional judgment based on its experience and available information. Since neither Landscape Architect nor Client has control over the cost of

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6/17/2026

Page 4 of 5

Davidson Design Studio, Inc.
Landscape Architecture and Site Planning

labor, materials, or equipment, or contractor's methods of determining prices, or over competitive bidding or market conditions, Landscape Architect cannot and does not warrant or represent that actual schedules or completion dates or actual costs will not vary from schedules or completion dates, budgets, or estimates of cost prepared by Landscape Architect or proposed, established, or approved by Client.

K. STANDARD OF CARE

The standard of care for all professional services performed or furnished by Landscape Architect under this Agreement will be the skill and care used by landscape architects practicing under similar circumstances at the same time and in the same locality. Landscape Architect makes no warranties, either express or implied, under this Agreement or otherwise, in connection with Landscape Architect's services.

Client agrees Consultant may use this project for professional design award competitions. All designs, ideas and arrangements that are created by Consultant for use on and in connection with this project are owned by and the property of the Consultant. Plans are owned jointly by Consultant and client and reproducible copies of these drawings will be provided to Client as reimbursable expenses upon the Client's request.

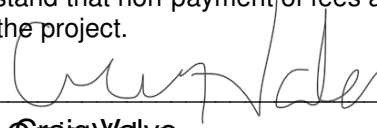
All changes to this contract shall be in writing and executed by all parties. If the terms of this proposal are acceptable, please have an authorized representative of the Client sign one copy and return to our office along with a deposit check of \$3,000.00. If you would like for us to mail you a hardcopy please give me a call. Upon signing this document and receipt of deposit it will become the contract between us, as well as the notice to proceed with the work.

Sincerely,



Scott Davidson, RLA
President
LA0001419

I (we) guaranty to Davidson Design Studio, Inc. the payment of all sums due them by the Client in accordance with the above agreement and accept the terms and conditions contained herein. I (we) understand that non-payment of fees as outlined above will result in the immediate cessation of work on the project.

By:  Date: 6/26/2026
Print Name: Craig Valvo
Title: President Country Wood H.O.A.