

**WORK ORDER #2026-02
TO MASTER SERVICES AGREEMENT**

This Work Order is made and entered into this **1st day of January, 2026**, by and between **THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1**, (the “District”), and **WATERWISE LAND AND WATERSCAPES, INC.** (“Contractor”), collectively, the “Parties.” Unless otherwise defined herein, all capitalized terms shall have the meaning given to them in that certain Master Services Agreement between the District and Contractor dated **10th day of October, 2022**. (the “Agreement”).

1. Services. The Services to be provided by Contractor pursuant to the terms of the Agreement and this Work Order are set forth in **Exhibit A-1** attached hereto and further described as follows: **Lakes O&M: Irrigation Repair and Replacement Services.**

2. Compensation. Contractor hereby agrees to perform such Services as set forth in Paragraph 1 to this Work Order and the District hereby agrees to pay Contractor for the satisfactory performance of the Services on a **time and materials basis, not to exceed the amount of \$13,500.00**, as set forth in **Exhibit A-1** attached hereto. The District’s payment obligation set forth in this Paragraph 2 is subject to the annual appropriation of funds by the District, as set forth in Section 13 of the Agreement. The District has appropriated sufficient funds to compensate Contractor for Services rendered pursuant to this Work Order for the current fiscal year. Payment by the District for any Services rendered by Contractor in the subsequent fiscal year shall be subject to the District appropriating such funds for payment for the subsequent fiscal year.

3. Term. The term of this Work Order shall begin on the date set forth above, shall be effective as of such date regardless of the date of execution hereof, and shall terminate **December 31, 2026**.

4. Modification. This Work Order may not be amended, modified or changed, in whole or in part, except by a Change Order executed by the District and the Contractor. Any Change Order resulting in an increase in compensation shall be subject to the appropriation of funds by the District prior to the execution of a Change Order, as set forth in Section 13 of the Agreement.

5. Integrated Agreement. This Work Order has been issued pursuant to, and is hereby made a part of, the Agreement. The terms and conditions of the Agreement remain in full force and effect and shall apply to this Work Order and the Services performed hereunder.

IN WITNESS WHEREOF, the Parties have executed this Work Order as of the **1st day of January, 2026.**

**THE LAKES AT CENTERRA METROPOLITAN
DISTRICT NO. 1:**

Bryan Newby

By: _____

Its: _____

WATERWISE LAND AND WATERSCAPES, INC.:

Corey Woldorf

Corey Woldorf (Dec 16, 2025 10:29:02 MST)

By: _____

Its: _____

EXHIBIT A-1 TO WORK ORDER #2026-02
SCOPE OF SERVICES AND PAYMENT FOR SERVICES

Explorer Park 2026 Maintenance

Name: Dillon Gamber - Pinnacle

Trapper Lake dr & Booth Falls Dr. Loveland CO

1. This Agreement is to set forth the terms and conditions under which WATERWISE LAND AND WATERSCAPES, INC. (hereinafter called "Contractor") will provide landscape maintenance service for Customer at the above address. Beginning April 1, 2026 Ending November 24, 2026
2. Contractor agrees to perform the services as outlined and selected by customer below:

BED MAINTENANCE	Per Event	Annual Cost
~Bed Care (Bi-weekly): Of designated areas per property map. Weed Control, pruning , and debris clean up as needed (8 visits)	\$ 198.00	\$ 2,970.00
~Leaf Clean Up & Fall Trimming: pick up and dispose of leaves and debris, trim grasses; in the fall 2-3 visits before Thanksgiving		\$ 1,640.00
Spring Clean up - trim any plants and clean any debris in early spring (March-April)		\$ 1,154.00
LAWN MAINTENANCE		
~Lawn mowing: mow irrigated turf areas, trim edges, blow hardscapes clean.	\$ 386.00	\$ 10,036.00
Fertilizer - 3 applications of fertilizations 1. premergent 2. Slow release / weed and feed 3. Winterizer	\$ 854.00	\$ 2,562.00
~Native Mow & Weed Control mow designated Native areas, as requested by Owner. Grasses must be 12" or shorter. Taller material requires additional passes and increased cost. Based on sq.ft. Spot spraying of weeds and invasive plants	\$ 300.00	\$ 1,200.00
IRRIGATION SERVICES		
~Irrigation: check coverage and make adjustments, 1x/month (repairs T&M)	\$ 286.00	\$ 286.00
~System Activation - Activate sprinklers potable water and non potable water systems		\$ 605.00
~System Blowout: blow out potable and not potable irrigation lines, winterize backflow .	\$ 709.00	\$ 709.00

ESTIMATED 2025 TOTAL [No Additional Services] ~~4 monthly payments 479.50~~
~~\$21,162.00~~

Irrigation repairs NTE - \$13,500

*** Regular season services usually end mid October and Fall services will be conducted through the end of the term of contract. However, different dates may be determined by weather conditions and actual number of visits for service may vary from estimated. Regular services may begin before spring start-up service and/or end after winterization service has been completed.*

- 3. Contractor will furnish labor and equipment necessary to perform the above services. Any work requested not included in the selected plan will be charged on a Time and Materials (T & M) basis. Hand labor is billed at \$65/hr., Motorized Equipment labor is billed at \$70/hr., Irrigation/Water Tech Labor is billed at \$75/hr. Materials are billed with a standard markup of 20%.
- 4. Customer agrees to promptly notify contractor in writing of any dissatisfaction with the maintenance service to ensure that maintenance is performed as agreed.
- 5. Terms are DUE UPON RECEIPT. Invoices over 30 days will be assessed a monthly late fee of 10% of invoice total or minimum \$25.
- 6. The terms of this Agreement shall commence on **April 1st, 2026** and shall continue in full force and effect for the extent of the season or until November 30th. Actual service dates may begin earlier or later than April 1st, depending on the weather. Contract may be terminated by thirty days written notice by either party to the other.
- 7. Contractor guarantees that it will perform its service in a workmanlike manner. Contractor shall not be liable for any damage due to Acts of God or Nature.
- 8. Contractor agrees to comply with Customer EH&S procedures found at:
<https://www.newbelgium.com/siteassets/contractors/contractors-ehs-procedures.pdf>.
- 9. Contractor to maintain occurrence based general liability insurance with minimum limits of \$1M/\$2M (occurrence/aggregate) and workers' compensation insurance with minimum limits of \$1M.

I (We) understand and agree to the terms and conditions stated above.

Client signature

Date