

AMENDMENT TO SERVICE CONTRACT

AND NOW, this February 25, 2026, this Amendment to Service Contract is hereby entered into between Lindy Communities (herein referred to as "Managing Agent") and Raymond Landscaping, LLC (herein referred to as "Contractor") as follows:

WHEREAS, the parties previously entered into a Service Contract on or about December 4, 2024 ("Contract");

NOW THEREFORE, in consideration of the mutual premises and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:


1. The recitals set forth above and the Contract referred to therein are hereby incorporated herein by reference as if set forth in full in the body of this Amendment.
2. The parties are revising the scope and cost of work as per Exhibit A.
3. Except as expressly amended hereby, all other terms and conditions of the Contract shall remain in full force and effect.
4. This Amendment may be executed in counterparts, each of which shall constitute an original and all of which taken together shall constitute one and the same instrument.

INTENDING TO BE LEGALLY BOUND, the parties have executed this Amendment the day and year first above written.

PROPERTY NAME:

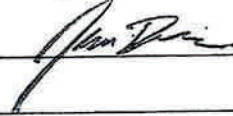
MANAGING AGENT:

LINDY COMMUNITIES



By: Brian Kroker
Date: 3/3/26
Title: EVF

CONTRACTOR:



By: JOSH RAYMOND
Date: 3/2/2026
Title: PRESIDENT

intentionally
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Exhibit A

RAYMOND LANDSCAPING

102 W. 7th Ave #2
 Trappe, PA 19426
 267-385-5634



RECIPIENT:

The Emerald
 117 South Broad Street
 Lansdale, Pennsylvania 19446

Estimate #3996

Sent on 01/12/2026

Total \$26,438.80

SERVICE ADDRESS:

117 South Broad Street
 Lansdale, Pennsylvania 19446

Product/Service	Description	Qty.	Unit Price	Total
Lawn Service	Mow entire lawn. Edge all flower beds, walkways and lawn. Blow off any and all loose clippings.	28	\$120.00	\$3,360.00
Mulch	Edge flowerbeds install fresh triple ground mulch two to three inches thick.	30	\$110.00	\$3,300.00
Pre-Emergent	Added to mulch. Weed control used to prevent the germinated weed seedlings from growing.	1	\$300.00	\$300.00
Trimming	Cutting back all overgrown small trees, bushes and shrubs to keep landscape looking polished and clean.	2	\$1,400.00	\$2,800.00
Fertilizer	Fertilizer and weed control treatment.	5	\$110.00	\$550.00
Hand Pulling Weed Removal	Hand pulling unruly weeds in order to keep property from looking unkempt.	8	\$380.00	\$3,040.00
Weed Treatment	Spray all beds for unwanted weeds.	8	\$110.00	\$880.00*
Leaf Cleanup	Clear all loose leaves on lawn and beds. Also, remove all leaves from property.	2	\$950.00	\$1,900.00
				Optional
Aeration and Seeding	Aerate the entire lawn . Followed by planting seeds for growing DelVal grass.	1	\$340.00	\$340.00
				Optional
Planting	install and remove seasonal annual flowers 3X per year. Spring: (37) flats - Vinca Summer: (35) flats - Begonia Fall: (37) flats - Mums	3	\$2,250.00	\$6,750.00
Spring Cleanup	clear all loose debris from dead trees and plants. Rake all leaves from the lawn, driveways and pathways.	1	\$640.00	\$640.00
Irrigation	Start up irrigation system in springtime and shut down Irrigation system before winter time.	1	\$1,200.00	\$1,200.00*

* Non-taxable

RAYMOND LANDSCAPING

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Subtotal	\$25,060.00
Pennsylvania State (6.0%)	\$1,378.80
Total	\$26,438.80

DMK The parties hereto agree that this Agreement shall auto-renew for successive one (1) year periods under the same terms and conditions unless a party gives the other a notice of termination within thirty (30) days of the anniversary of the execution of this Agreement. Contractor shall provide Owner with notice of any price increases thirty (30) days prior to such increase. In the event of a price increase, Owner may terminate this agreement on thirty (30) days' notice to Contractor, and, in the absence of such notice, Owner agrees to pay such price increase in accordance with the terms of this Agreement.

Annual price adjustments to the contract for future years, if needed, shall not exceed the rate of increase in the cost of living as reflected in the Consumer Price Index (CPI) for Pennsylvania in the Montgomery County of the United States.

Signature: _____ Date: _____