

Prepared For **Lotus HOA C/O GRS Community Management**
Project **Lotus Entries & Amenities As Listed**
Scope **Clean & Seal On Going Maintenance Plan**
Attn: **Mr. Dexter Richardson**

The following is the 2026 maintainence program

Area #	Area Description	Material	Recommended Cleanings Per Year	Annual Sealer Applications
1.1	North & South Entry Signs / Fountains (2)	Precast	2	0.5
1.2	North & South Entry Signs / Fountains (2)	Porcelain	1	NA
2.1	Main Rotary Fountain	Precast	2	0.5
2.2	Main Rotary Fountain	Granite	2	1
2.3	Main Rotary Fountain Light Boxes & Perimeter Vertical Surface	Granite	12	6
3.1	Guard House Median Fountains & Planter	Precast	2	0.5
3.2	Guard House Median Fountains & Planter	Granite	2	0.5
4	Guard House Building	Precast	2	0.5
5	Bus Pavilion	Precast	2	0.5
6	Entry Gate Columns	Precast	2	0.5
7	Parcel ID Signs (8 Locations) Pods I, J, K, L, M, N, O, P	Precast	2	1
8	Amenities Clubhouse, Proshop, Party Pavilion	Esmeralda	1	1

The work will be performed for a lump sum of \$30,000.00

Notes & Qualifications

- 1 Scope includes tile, natural and cast stone veneer only.
- 2 The water features need to be off while work is being performed.
- 3 The water features will be lowered by Titan while work is on going.
- 4 **The water feature basins will be drained and cleaned by Titan one Time Per year.**
- 5 The fountain need to dry for 72 hrs prior to turning back on after we are complete.
- 6 All filters should be changed / serviced by others prior to re-filling the fountain.
- 7 Water features should be filled with fresh and balanced water.
- 8 Sprinklers should be treated and have rust inhibitors on them.
- 9 Sprinkler water should be kept from hitting stone materials if possible.
- 10 The water must be treated and balanced by others on a routine basis..
- 11 The basins must be vacumed and cleaned by others on a routine basis.
- 12 Titan will inspect stone and reinstall any pieces to be found compromised from continous water battery.
- 13 Any minor repairs to grout, caulking and stone work will be performed by Titan.
- 14 Waterline tile will be cleaned.
- 15 Stucco & Painted Areas are excluded from base contract. (Extra Service To Be Determined)
- 16 Stained areas will require on-going maintainence and periodical touch ups.
- 17 All areas losted as .5 will be done every approxiamtly every 2 years when needed.
- 18 Invoices will be billed quarterly
- 19 Terms Net 30 Days

Dexter Richardson Dexter Richardson 9/10/25

Approved By: Signiture / Print / Date



Prepared By : James Blair