

MANAGEMENT FEES

Our goal is to provide a level of management services that exceeds industry standards while remaining competitive with our fees. We believe we are the right firm to manage the Strawberry Fields Homeowners Association, Inc. community because we share the same work ethics/image...we want our communities to stand above the rest. Therefore, in order to earn your business, we are offering a very competitive bid of ~~\$5800~~ yearly for our services rendered herein. The fee will be paid monthly.

~~\$5800~~
\$4000
DR DJ

8.1 STRUCTURAL CHANGES

Agent shall have no authority to make any structural changes in the Property or to make any other major alterations or additions in or to any building or equipment therein, except for Emergency Repairs.

8.2 BUILDING COMPLIANCE

Agent shall not be responsible for the compliance of the Property or any of its equipment with the requirements of any building codes or with any statutes, ordinances, laws, rules, or regulations (including those relating to the existence and disposal of solid, liquid, and gaseous wastes and toxic or hazardous substances) of any city, county, state, or federal governments or agencies, or any public authority or official thereof having jurisdiction over it. However, Agent shall notify the Association promptly or forward to the Association promptly any complaints, warnings, notices, or summonses received by Agent relating to such matters. The Association represents that to the best of its collective knowledge the Property complies with all such requirements, and the Association authorizes Agent to disclose the ownership of the Property to any such officials and agrees to indemnify, defend, and hold Agent, its representatives, servants, and employees, harmless from all loss, cost, expense, and liability whatsoever which may be imposed on Agent by reason of any present or future violation or alleged violation of such laws, ordinances, rules, or regulations.

8.3 AGENT ASSUMES NO LIABILITY

Agent assumes no liability whatsoever for any acts or omissions of the Board or the Association, or any previous Boards or current or previous owners of the Property, or any previous management or other agent of either. Agent assumes no liability for any failure of or default by any individual unit owner in the payment of any assessment or other charges due the Association or in the performance of any obligations owed by any individual unit owner to the Association, pursuant to any lease or otherwise. Agent likewise assumes no liability for any failure of or default by concessionaires in any rental or other regulations that may become known during the period this Agreement is in effect. Any such regulatory violations or hazards discovered by Agent shall be brought to the attention of the Association in writing, and the Association shall promptly cure them.

ARTICLE IX AGENT'S COMPENSATION

Agent shall be compensated for its services as follows:

9.1 MANAGEMENT SERVICES

The Association shall pay Agent a Management Fee of ~~\$5800.00~~ for its services rendered herein (the "Management Fee"). The Management Fee shall be paid monthly in advance. Further, the Association shall notify Agent within thirty (30) days should the number of units' subject to the Association change and the Management Fee shall be adjusted to

DR
\$4000.00