



Irrigation Monitoring Service Agreement

September 8, 2025

Parties

Insight Irrigation LLC
36767 E Eldorado Lake Dr, Eustis, FL 32736
352.729.1399
monitoring@insightirrigation.com

AND –

Cypress Falls
Dallas, TX 75370

*Annual
\$16,902.00*

Scope of Work

This Scope of Work outlines the services provided by Insight Irrigation LLC to Cypress Falls. Insight Irrigation LLC is an award-winning team of certified irrigation design, consulting, and management professionals headquartered in Mt. Dora, Florida. Established in 2011, we monitor a wide range of properties throughout Florida.

Objective

We aim to act as a liaison between landscaping companies, property managers, and residents to maintain a healthy and beautiful landscape. We specialize in optimizing and conserving water usage through daily monitoring and *weekly diagnostic tests—our comprehensive approach results in reduced irrigation repair costs and water usage.

Scope of Work for Insight Irrigation LLC

1. MONITORING:

Insight commits to providing the following monitoring services for the Client:

a. Daily verification and analysis of:

- Current weather conditions.
- Proper controller operation.
- Proper operation of the pump and water supply system.
- Excessive water use.

b. *Weekly checks under normal conditions.

- Valve, controller, and sensor electrical issues.
- Update decoders, backup data, and other relevant data.
- Update and manage irrigation schedules.
- Update maps.

c. ***Weekly Reports:** Insight will provide the irrigation contractor(s) with a weekly report of any issues from the list above. In the case of extreme weather or equipment failures, the focus will be assisting property managers with resolving issues.

2. COMMUNICATIONS:

a. **Emergency Issues:** Insight will notify the Client, Emergency Contact, and Irrigation Contractor(s) via phone and/or email as issues arise.

b. **Alarm Responses:** For issues such as:

- Voltage drops in communication wire.
- Non-responsive automatic valves.
- Excessive water use.

c. **Routine Issues:** Email notifications will be sent to specified recipients, with prompt responses expected.

d. **Issue Resolution:** Insight will continuously notify clients of any issues. Clients must inform Insight once problems are resolved.

e. **Homeowners:** All communications are between the Client, Property Manager, and Landscape Contractor. The Client may elect one HOA board member to be the homeowner representative. Insight Irrigation will direct ALL homeowner requests to the Client for resolution.

f. **Contact** – All emails to Insight Irrigation should be addressed to the Insight Monitoring Technician(s) assigned to your property and monitoring@insightirrigation.com, and all calls to 352.729.1399.

3. CLIENT AND LANDSCAPE CONTRACTOR RESPONSIBILITIES:

The Client understands the following:

a. Regulatory Compliance

As a responsible service provider, we are bound to adhere to various guidelines, including local and state watering restrictions, water budgets, and other related regulations. These measures are implemented to ensure responsible water usage and safeguard our natural resources.

b. Advisory Role

In alignment with these guidelines, we continually monitor your property's irrigation system to optimize efficiency and compliance. Should we observe that your current irrigation requests exceed water allocation limits or violate state or local regulations, we will promptly bring this to your attention. Our role is to offer expert advice on rectifying the situation to prevent legal complications or potential damage to your landscape.

c. Client Responsibility

We respect that the ultimate decision regarding your property's irrigation system lies with you. However, should you disregard our professional advice and warnings, we will send you a formal written recommendation outlining our suggested course of action. It is imperative to understand that if you decide to proceed against our advice, Insight Irrigation LLC cannot be held responsible for any resulting landscape degradation or legal consequences.

d. New Landscape

- Notify Insight of special events, fertilization schedules, or new landscape installations at least 24 hours before. Any extensive schedule changes require a minimum 72-hour notice and may incur a fee.
- Notify Insight of all new landscape installations before noon on Friday to allow for same-day setup.
- New landscape schedule change requests must be sent via email and include the following: Controller, zone number, and address/ID.
- Ensure the irrigation contractor(s) maintain the system to ensure irrigation heads have good coverage and pressure and are not clogged or obstructed. Also, communicate any changes or issues with Insight Irrigation. Insight Irrigation is not responsible for landscape issues where there are maintenance issues.
- Grow-In Period: Unless stated otherwise in writing, the plant grow-in period will not exceed 30 days.

e. **Leaks** – The Client understands that Insight Irrigation cannot determine if and where an irrigation system has a minor leak during regular irrigation operation. Insight Irrigation can advise the Client when we observe major excessive flow events and remotely shut down the system once notified or witness the occurrence.

4. IRRIGATION MAINTENANCE AND REPAIR:

a. **Irrigation Software:** Only Insight and Client representatives have admin rights to the software.

b. **Unauthorized Adjustments.** Any program or controller changes made without prior written consent from Insight Irrigation LLC are not permitted. If changes are made without authorization, Insight may restore the system to the approved configuration at an hourly fee, and documentation of the changes will be provided.

c. The Client bears annual subscription/communication costs.

d. **New Construction:** The irrigation contractor will handle new installations, while Insight will manage software updates related to these new systems.



5. OPTIONAL SERVICES

The following optional services are available. Please indicate your selection for each by checking "Accept" or "Decline" and initialing.

1. Annual On-Site System Audit

Description: Full system inspection and performance review conducted by Insight Irrigation.

Fee: \$3,500 per year

Accept Decline Initials: JLB

2. Weather Station with Four Soil Moisture Sensors

Description: Includes equipment, installation, and integration with existing monitoring.

Fee: \$3,500 (one-time cost)

Accept Decline Initials: JCB

Client Signature Jim Branson Date 01/19/2026

6. FINANCIAL TERMS:

a. Special requests beyond the scope of this Agreement are billable at \$80.00/hr. during regular business hours and \$150.00/hr. outside of business hours.

DURATION OF CONTRACT: This Agreement shall be in force for one year, commencing on January 1, 2026, and terminating on December 31, 2026. Either party may cancel this Agreement at any time by providing at least thirty (30) days' written notice prior to the intended termination date.

PAYMENT TERMS:

Rate: Cypress Falls agrees to pay Insight Irrigation LLC a fee of \$1.50 per irrigation zone monitored on the property.

Cypress Falls HOA current estimated zone count is 939. The proposed monthly fee is \$1408.50/month.

Invoicing: Insight Irrigation LLC will send an invoice to Academy Park at the end of each month for services rendered during that month. (16,902.00)


Payment Timeline: Payment is due within 30 days of the invoice date.

Late Payments: Any payments not received by Insight Irrigation LLC within 30 days of the invoice date will be considered delinquent. Insight Irrigation may suspend all services after 60 days of non-payment.

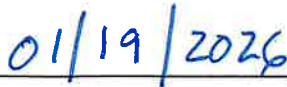


Acceptance

Both parties acknowledge and agree to the terms outlined in this Irrigation Monitoring Service Agreement by signing below.



Client Signature



Date



Aaron Smith, Owner Insight Irrigation



Date



Addendum to Irrigation Monitoring Service Agreement (remains unchanged during this renewal term)

Date: September 8, 2025

Parties: Cypress Falls and Insight Irrigation LLC

This Addendum amends the September 8, 2025, Irrigation Monitoring Service Agreement between Cypress Falls and Insight Irrigation.

Purpose: This addendum outlines the requirement for the client to provide this document to the Account Manager and/or Irrigation Manager, detailing the role of Insight Irrigation in the monitoring and management of the irrigation system.

Role of Insight Irrigation LLC:

- Insight Irrigation is responsible for the monitoring and management of irrigation components (pump(s), controllers) as specified in the original contract, including setting schedules and inputting decoder information.
- Insight Irrigation will act as a water manager to assist in staying within the community's water allocation by using weather data and feedback from the Irrigation/Landscaping Contractor.
- Insight Irrigation will provide maps to help manage the irrigation system.

Role of the Irrigation/Landscaping Contractor(s):

- Notify Insight of fertilization schedules or new landscape installations at least 24 hours in advance. Any extensive schedule changes require a minimum 72-hour notice and may incur a fee.
- Notify Insight of all new landscape installations before noon on Friday to allow time for setup.
- New landscape schedule change requests must be sent via email and include the following: controller, zone number, and address/ID. Please verify the zone number is correct and in working order before installing material.
- Maintain the system to ensure irrigation heads have good coverage and pressure and are not clogged or obstructed. Communicate any changes or issues with Insight Irrigation. Insight Irrigation is not responsible for landscape issues where there are maintenance problems.
- If your system has decoders, replacements are to be sent via email to Insight Irrigation and include the old decoder number, new decoder number, address/ID, and zone number.
- Failure to provide the above information(s) will cause the irrigation involved to not run.

We look forward to working with you as a team to help maintain a healthy and beautiful landscape. Contractors must acknowledge receipt and understanding of Insight Irrigation's and the Contractor's roles as outlined in this addendum.

Confirmation: All other terms and conditions of the Irrigation Monitoring Service Agreement remain in full force and effect.



Addendum to Irrigation Monitoring Service Agreement

Name of Contractor

Contractor Signature

Date