

HOLIDAY LIGHTING INSTALLATION AGREEMENT

This Agreement is made on January 13, 2025, between Duval Dreamscapes, LLC, 4032 Forest Blvd, Jacksonville, FL 32246, Phone: (904) 476-6368, Email: duvaldreamscapes@gmail.com ("Contractor") and Johns Creek Homeowners Association (HOA) c/o Gina Carrie, Phone: (904) 268-0035, Email: gcsrm@hotmail.com ("Client").

Scope of Services

Contractor agrees to provide professional holiday lighting services including:

- Installation of premium-grade LED holiday lighting (warm-white or cool-white, per Client's selection)
- In-season maintenance
- Takedown and removal
- Secure off-site storage



Installation Includes:



Bushes & Ligustrums

Mini LED blanket lights on ligustrums and front bushes



Community Signs

C6 string lights along signs



Trees

Mini string lights on oak and palm trees



Decorations

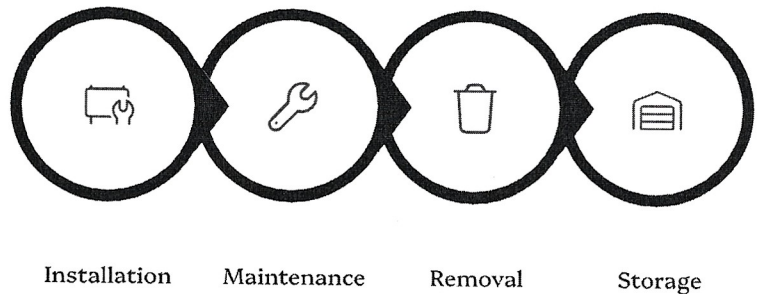
Two holiday wreaths

Full specifications and quantities are outlined in Estimate #599, totaling \$8,462.00.

Ownership of Materials

All holiday lighting materials and decorations used in this project are leased to the Client and are the property of Duval Dreamscapes, LLC. The Contractor will maintain, remove, and store all lighting for the duration of the season.

We can purchase and store for John's Creek, and they would own them but it would be an additional \$200 a month for us to store them, adding \$1,800 to project total.



Project Timeline



October 1, 2025	1	
Deadline for lighting color choice confirmation	2	November 2025
		Installation Window
Holiday Season	3	
In-season maintenance as needed	4	January 2026
		Removal Window

Schedule may vary based on weather or access limitations

Payment Terms

\$8,462....

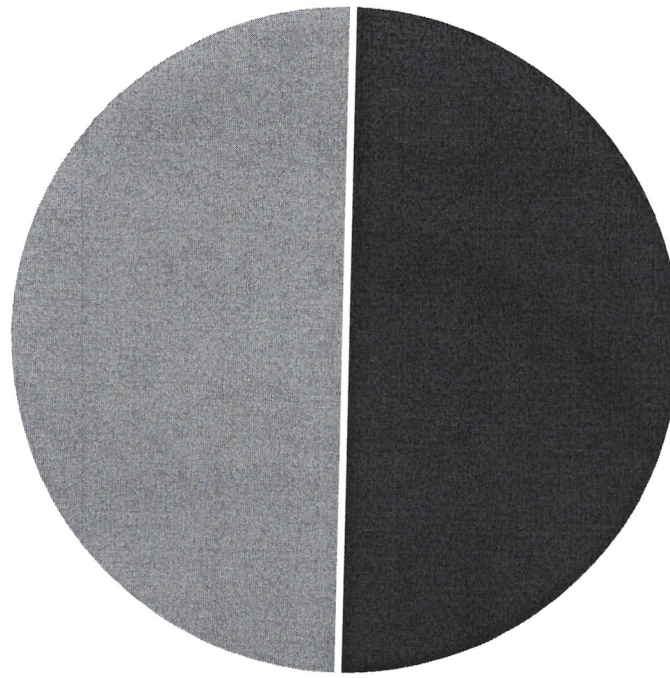
Total Project Cost

\$4,231....

Deposit Due
Upon Agreement

\$4,231....

Remaining Balance
Due upon completion of
installation



■ Initial Deposit ■ Final Payment

- This total can change if John's Creek decides to own the Christmas lights and wants us to store for them.

Client Responsibilities

Client shall:

1

Confirm Lighting Color

Confirm lighting color choice by October 15, 2025
(warm-white or cool-white)

2

Provide Access

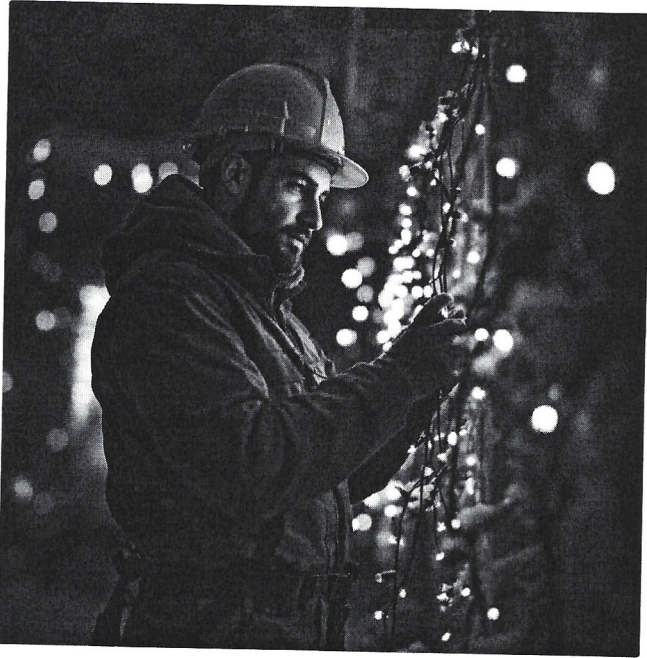
Provide access to necessary electrical sources and
landscaped areas

3

Timely Communication

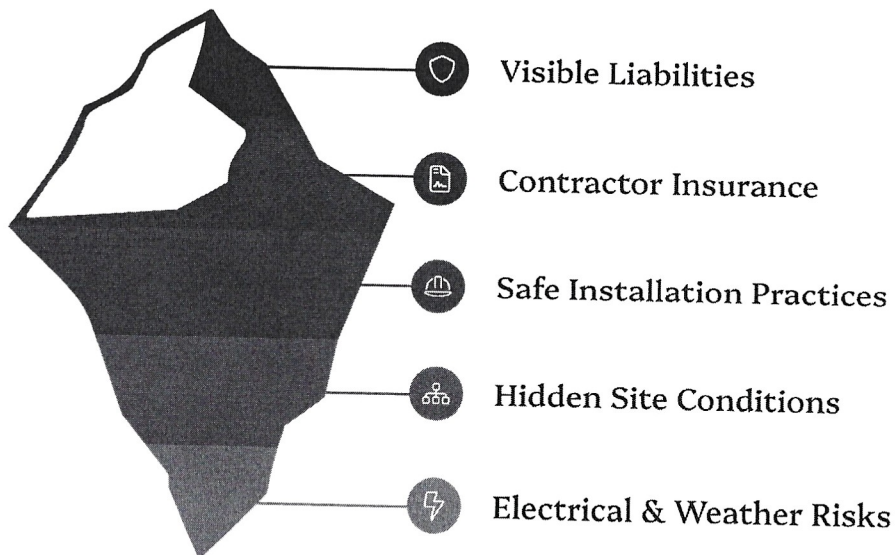
Respond to Contractor requests for scheduling,
approvals, or clarification

Liability & Insurance



Contractor is fully insured and responsible for safe installation and removal.

- ⊗ Contractor shall not be liable for damage resulting from pre-existing site conditions, electrical issues, or acts of nature (e.g., storms, wind, etc.).



Cancellation Policy

Early Cancellation

Cancellations after deposit may be subject to a 25% cancellation fee.

Late Cancellation

Cancellations made within 14 days of scheduled installation may result in forfeiture of deposit.

HOLIDAY

Thurs	Fri	Sat	Sun	Mon	Tue	Wed
						1
				1	1	3
				1	1	2
	M	4	5	6	6	
9	1	6	7	8	11	
4	5	11	10	11	18	
19	18	18	19	12	13	
17	18	18	19	24	23	
13	21	23	23	27	27	
27	27	23	20	27		
25	20	30				

Entire Agreement

This Agreement represents the full understanding between the Client and Contractor. Any amendments must be made in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Client Signature:

Gina Carrie

Name:

Gina Carrie

Title:

Property Manager for Johns Creek HOA

Date:

8/13/25

Contractor Signature:

Name:

Mollie Solaun

Title:

Owner, Duval Dreamscapes LLC

Date:
