

Date: X 7/11/2022 INITIAL HERE X *AG*

## Agreement for Security Services

This Agreement for Security Services (the "Agreement"), effective this 7 day of July, 2022 ("Effective Date"), is by and between BLACKRAIN SECURITY AGENCY, INC., a Florida domestic business corporation licensed by the Florida State Department of State, Division of Licensing Services, as a Security Agency, with its principal office at 15190 SW 136th St. # 31, Miami, Florida 33196 (hereinafter "BLACKRAIN"), and Doral Gardens condominium Association, Inc 4410 NW 79th Ave, Doral, FL 33166 (hereinafter "CLIENT").

WHEREAS, CLIENT finds that BLACKRAIN is willing to perform Security Guard work hereinafter described in accordance with the provisions of this Agreement;

WHEREAS, CLIENT finds that BLACKRAIN is licensed to perform the work and all relevant factors considered, and that such performance will be in furtherance of CLIENT's business; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound, the parties hereto agree as follows:

### 1. SERVICES.

**1.a Services to CLIENT:** BLACKRAIN shall provide trained security officers to provide security guard services as more particularly defined in this Agreement and in the schedules attached hereto (hereinafter, the "Services"), at the CLIENT's premises in the location depicted on Exhibit A hereto, not including adjacent property, sidewalks, streets, wooded areas, residences, establishments, or businesses, or other areas not specifically indicated in this Agreement (hereinafter, the "Property"). BLACKRAIN employees will not perform any duties not contracted for. This Agreement is solely for the mutual benefit of the parties who enter into it. Nothing in this Agreement shall be construed to suggest that BLACKRAIN, its employees, agents, or security guards are compelled, required, contracted, or willing to protect the life or lives or property of persons unless specifically listed in this Agreement.

**1.b Protection of Property:** The duties of the BLACKRAIN security guard(s) regarding the protection of property include and are limited to:

- (1) Providing a visible deterrent for property crimes and crime against CLIENT, which include: criminal mischief, making graffiti, larceny, burglary, criminal, tampering, trespass, and criminal trespass, misapplication of property, and enforcing the CLIENT's rules and regulations related to behavior and conduct at the location. The service is limited to the CLIENT's location a depicted-on Exhibit A.
- (2) Alerting the proper law enforcement authority as soon as reasonably possible of incidents observed by security guards which require law enforcement intervention.

Nothing in this Agreement shall be construed to suggest that BLACKRAIN, its employees, agents, or security guards are compelled, required, contracted, or willing to protect the life or property of persons not specifically listed in this Agreement.

BLACKRAIN will provide security guards with the qualifications described in section 4 of this Agreement.

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## 2. PAYMENT AND INVOICING TERMS.

**2.1 Payment for Services:** When submitting invoices, BLACKRAIN shall submit time records corresponding to the hours worked on the Property including a weekly log of hours signed by the corresponding security officer. The CLIENT shall, upon receiving an invoice from BLACKRAIN, pursuant to section 2.2, make monthly payments, including any applicable tax, in the agreed manner by company check or credit card (Visa, MasterCard, American Express or Discover). The use of any credit card will result in an additional charge of 2.75% of the total of the invoice payable to BLACKRAIN.

**2.2** BLACKRAIN will bill the CLIENT at a rate of \$17.00 per billable hour and the Sales tax as agreed by the CLIENT and BLACKRAIN. A service worth \$19,741.94 will be paid to BLACKRAIN by the CLIENT on the 15th of each month approved by the Chairman of the Board. The service will represent and apply, to the first month of service, let's say Blackrain starts the service at the beginning of the month and the first payment is on the 15th of the first month, after that payment it will be rounded every thirty (30) days, it means which would be every 15th of the month on the same date. Holidays as defined below will be paid at time and a half as dictated in this agreement. The cost breakdown is as follows:

\*\*\*\*\*2.2a 1080 hrs.\*17.00 / hrs. = \$18,360 + 7% = \$19,741.94 monthly approx.

Holidays payments: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day. This will be reflected in each Invoice. Invoice will be sent in a month advance to avoid delays in the process of service payment.

**2.3 Invoicing & Late Payment Policy:** Invoices will be submitted monthly by BLACKRAIN for payment by CLIENT. Payment is due after (1) day every 15th due on invoice, say after every 15th of the month. The CLIENT shall be liable for late payment charges for payments received more than one (1) calendar days after the due date of each invoice. After the first payment all invoices will be send a month in advance to prevent any delay in arranging payments. Late payment charges shall be 2.5% of the invoice amount, or the maximum permitted by law, whichever is greater. If CLIENT's account has any unpaid invoices overdue by more than ten (10) days, CLIENT may be notified and BLACKRAIN may opt to discontinue service at its sole discretion until payment is brought current. Failure to pay any invoice within thirty (30) days of the due date will result in account termination without further notice at BLACKRAIN's sole discretion. Termination of CLIENT's account for non-payment of any invoice does not release the CLIENT from any amounts due at the time of termination. All amounts due plus late charges will be referred to an outside collection agency and/or law firm for collection.

## 3. CHANGES.

CLIENT may do changes at any time and not need to be approval from BLACKRAIN, but will be informed to BLACKRAIN in written directions within the general scope of Security Services to be ordered, if that does not happen BLACKRAIN will not be responsible for the operation without being informed. Such changes (the "Change Order") may be for additional work or BLACKRAIN may be directed to change the direction of the work covered by the Task Order, consistent with all applicable laws. If any Change Order calls for an increase in the number of security officers, CLIENT shall give BLACKRAIN at least twenty-four (24) hours advance notice of same, and BLACKRAIN will increase the number of security officers accordingly if BLACKRAIN is willing and able to accommodate such request. In the event CLIENT requests an increase in the number of security officers and such request is accommodated, CLIENT shall provide compensation for the additional hours and security officers on terms to be agreed upon by the parties in writing. At any time during the Term, BLACKRAIN may advise CLIENT of increase, these changes could only occur in a State of Emergency, or due to the high cost of living, but never within the term of the year, but after each term, if necessary, with a notice of thirty (30) days' written notice to CLIENT. Upon receiving such notice from BLACKRAIN, Client shall have fifteen (15) days to provide a written notice accepting or rejecting any rate increases

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proposed by BLACKRAIN. Should CLIENT fail to provide written notice accepting all proposed rate increases within the required time, BLACKRAIN shall have the option to immediately terminate this Agreement at its sole discretion upon written notice to CLIENT.

BLACKRAIN will maintain and guarantee the same rate for the term of this agreement as established in the contract in three Hundred -Sixty-Five (365) days.

**4. STANDARD OF CARE.**

**4.1** BLACKRAIN warrants that its Services shall be performed by personnel possessing competency consistent with applicable industry standards, who are both licensed by the Department of State, and have prior to

appointment for employment at BLACKRAIN, been subject to a comprehensive character background investigation, personal interview, submitted to fingerprint screening, screened for sex offender status, department of corrections check, and pre-employment drug screening. The personnel of BLACKRAIN shall perform the duties assigned to them in accordance with this Agreement, but shall be under the sole direction and control of BLACKRAIN.

**4.2** BLACKRAIN represents that BLACKRAIN and all its personnel have current state, county, city and local licenses as are required to perform the Services, in all names under which it is conducting business in the relevant area, and that all of its employees have been properly registered and that all other regulatory governmental authorities and state departmental agency requirements have been met and are current with the State of Florida, as required.

**4.3** BLACKRAIN agrees to provide the following specific Services:

A. Security officers shall be fully uniformed. All uniforms will be furnished and paid for by BLACKRAIN and shall remain the property of BLACKRAIN.

B. All security officers shall be licensed by the State of Florida. BLACKRAIN warrants and represents that complete background checks are performed on all security officers prior to employment.

C. Services covered by this Agreement shall be performed in accordance with accepted security practices and standards.

D. The security officers shall be subject to replacement at the request of CLIENT. Any request for replacement shall be accomplished within forty-eight (48) hours. Notwithstanding the foregoing, if BLACKRAIN believes that the CLIENT's request is based on unlawful grounds or would result in the violation of any labor and employment laws or regulations, BLACKRAIN shall advise the CLIENT of its belief and the grounds therefore and shall only be obligated to accommodate the CLIENT's request to the extent that BLACKRAIN determines is permitted by law.

E. Security officers will at all times present themselves in a professional manner along with appearance and will exhibit to all visitors and residents' courtesy and politeness, or will be subject to immediate replacement at CLIENT's request.

F. Unless otherwise agreed upon by the CLIENT and BLACKRAIN, security officers shall be unarmed in connection with the performance of their duties hereunder and shall not carry any weapons in a professional or personal capacity while on the Property, provided that supervisory personnel of BLACKRAIN may carry permitted weapons while at the Property for check-in or other supervisory purposes.

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- G. At all times while on duty at the Property, each security officer shall carry an identification card issued by BLACKRAIN in a form and design approved by the Department of State as required by law. Chapter 493, Florida Statutes.
- H. The security officers shall keep daily security reports which shall be submitted to CLIENT's Manager daily by email. CLIENT shall be notified as soon as is reasonably possible of any incidents occurring on the Property.
- I. The supervisor personnel who are responsible for the direct supervision of the security officers shall be available at reasonable times to report to and confer with CLIENT or its designated employees or agents.
- J. In performing the Services required under this Agreement, BLACKRAIN shall comply with all applicable federal, state, county and city statutes, ordinances and regulations.
- K. The security officers shall advise Client of potentially hazardous conditions related to prevention of fire, theft or robbery immediately upon such potentially hazardous conditions being observed.
- L. BLACKRAIN shall be responsible for obtaining and paying for all licenses, permits, operation taxes, and the like for Services to be furnished hereunder.
- M. If CLIENT provides one or more golf carts for use by BLACKRAIN personnel in performing the Services hereunder, BLACKRAIN shall not be responsible for any expenses relating to damage, repairs, or maintenance of such golf carts except to the extent CLIENT's golf cart is damaged due to the negligence or reckless act of BLACKRAIN or its personnel. For golf carts that are provided by BLACKRAIN in connection with the Services, CLIENT shall not be responsible any damage, repairs, or maintenance of such golf carts except to the extent such golf carts are damaged due to the negligence or reckless acts of CLIENT.
- N. Blackrain shall be responsible for providing Client with a written detailed account of every incident, including witnesses, names of parties involved and Unit numbers, if possible.
- O. BLACKRAIN notifies if there will be a reduction in hours due to absence and the total hours will be deducted in a next invoice, since one had previously been sent for the service.

## 5. LIMITATION OF LIABILITY FOR LOSS.

5.1 The parties acknowledge that BLACKRAIN has been retained to provide services to CLIENT as a deterrent against loss and/or damage from criminal and/or other prohibited acts on or about the Property, and not as an insurer against all or any such loss or damage.

5.2 It is further acknowledged by the parties that the amounts payable to BLACKRAIN under this Agreement are based upon the value of the Services rendered and are unrelated to the value of CLIENT's property, both real and personal, or the property of third parties located in or about the Property. CLIENT therefore acknowledges and agrees that BLACKRAIN is making no guarantee or warranty – either express or implied – that its services will absolutely avert and/or prevent all or any loss or damage to the Property or persons thereon.

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**5.3** CLIENT and BLACKRAIN agree to indemnify, defend and hold harmless both its parents, affiliates, subsidiaries, directors, officers, employees and agents against any claim, demand, action or demand (including, without limitation, damages, reasonable attorneys' fees and costs) arising from loss or damage to property, or based on injury and/or death in or around the Property suffered by CLIENT or BLACKRAIN any third party in or around the Property as a result of the actions or inactions of CLIENT or the BLACKRAIN, or arising out of any incident or occurrence on or around the Property beyond the reasonable control of THE CLIENT and BLACKRAIN, except to the extent that such loss or damage is directly attributable to the CLIENT's own willful misconduct or gross negligence of the CLIENT or BLACKRAIN. The Parties agree that this Section will survive the termination or expiration of this Agreement.

## **6. MISCELLANEOUS.**

**6.1 Insolvency and Adequate Assurances:** If reasonable grounds for insecurity arise with respect to CLIENT's ability to pay for the Services in a timely fashion, BLACKRAIN may demand in writing adequate assurances of CLIENT's ability to meet its payment obligations under this Agreement. Unless CLIENT provides the assurances in a reasonable time and manner acceptable to BLACKRAIN, in addition to any other rights and remedies available, BLACKRAIN may partially or totally suspend its performance while awaiting assurances, without any liability.

**6.2 Severability:** Should any part of this Agreement for any reason be declared invalid, such decision shall not affect the validity of any remaining provisions, which remaining provisions shall remain in full force and effect as if this Agreement had been executed with the invalid portion thereof eliminated, and it is hereby declared the intention of

the parties that they would have executed the remaining portion of this Agreement without including any such part, or portions which may, for any reason, be hereafter declared invalid.

**6.3 Modification and Waiver:** No change or modification of this Agreement shall be valid unless in writing and signed by all parties hereto. The failure or delay in requiring strict compliance with any obligation of this Agreement (or exercise of any right or remedy provided herein) and no custom or practice at variance with the requirements hereof shall constitute a waiver or modification of such obligation, requirement, right or remedy or preclude exercise of any such right or remedy or the right to require strict compliance with any obligation set forth herein.

**6.4 Independent Contractor:** It is understood and agreed that BLACKRAIN is an independent contractor and shall at its sole cost and expense be responsible for the following:

- a. Provide for all labor, equipment, materials and uniforms deemed necessary to perform the Services under this Agreement. CLIENT will allow BLACKRAIN to secure their equipment in a reasonable manner and in a safe location, including: radio communication equipment, body cams, and chargers.
- b. Procure all necessary licenses, permits, and certificates required in the performance of the Services under this Agreement.
- c. Pay all payrolls, unemployment and social security taxes. BLACKRAIN agrees and covenants to be liable for all payroll taxes and/or contributions under federal, state, county and city law, measured by wages paid to BLACKRAIN's employees. BLACKRAIN further agrees to indemnify and hold harmless CLIENT, its officers, directors, agents and employees from any and all liability, loss, damage, expenses, penalties and judgments arising out of any failure of BLACKRAIN to make payments under this provision. This provision shall survive the expiration or earlier termination of this Agreement.

**6.5 Notices:** CUSTOMER shall notify BLACKRAIN in writing within one hundred and eighty (180)

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days of becoming aware of the occurrence of any claim or cause of action that CUSTOMER believes it has, or may attempt to assert or allege, against BLACKRAIN, either whether such claim is based in law or equity, arising out of or related to this Agreement or the transactions contemplated herein, or any act or omission of BLACKRAIN with respect hereto. The Association must use its best efforts to report any claim or cause of action to Blackrain, but will not lose all rights if it does not do so nor will BLACKRAIN if the CLIENT does not give such notice to BLACKRAIN with respect to said claim or cause of action and has not initiated legal action for such claim or cause of action within said period of time, the CLIENT shall be deemed to have waived, and shall be forever barred from bringing or asserting such claim or cause of action in any suit, action or proceeding in any court or before any governmental agency or authority or any arbitrator. All notices or other communications required or permitted under this Agreement shall be in writing and sent by email to the below email addresses, or sent by courier or the fastest possible means to the below physical addresses, provided that recipient receives the notice and the transmission method is scheduled to deliver within 48 hours, and shall be deemed given when delivered to the address specified below or such other address as may be specified in a written notice in accordance with this Section.

Addresses for notices or communications:

If to BLACKRAIN: BLACKRAIN SECURITY AGENCY, INC.  
15190 SW 136th St. # 31  
Miami Florida 33196  
info@blackrainsecurityagency.com

If to CLIENT:  
X

Any party may, by written notice given in accordance with this section to the other party, designate another address or person or entity for receipt of notices hereunder.

**6.6 Assignment:** The Agreement is not assignable or transferable by either party unless agreed upon by both parties in writing.

**6.7 Disputes:** BLACKRAIN and the CLIENT recognize that disputes arising under this Agreement are best resolved at the working level by the parties directly involved. Both parties are encouraged to be imaginative in designing mechanism and procedures to resolve disputes at this level. Such efforts shall include the referral of any remaining issues in dispute to higher authority within each participating party's organization for resolution. Should the Parties fail to resolve any dispute at the organizational level after a good-faith effort to do so, BLACKRAIN and CLIENT agree that any remaining conflicts arising out of or relating to this Agreement shall be submitted to non-binding mediation unless BLACKRAIN and CLIENT mutually agree otherwise. If the dispute is not resolved through non-binding mediation, then the parties may take other appropriate action subject to the other terms of this Agreement.

**6.8 Section Headings:** Title and headings of sections of this Agreement are for convenience of reference only and shall not affect the construction of any provision of this Agreement.

**6.9 Representations; Counterparts:** Each person executing this Agreement on behalf of a party hereto represents and warrants that such person is duly and validly authorized to do so, on behalf of such party, with full right and authority to execute this Agreement and to bind such party with respect to all of its obligations hereunder. This Agreement may be executed (by original or tele copied or emailed signature) in counterparts, each of which shall be

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deemed an original, but all of which taken together shall constitute but one and the same instrument.

**6.10 Non-Solicitation of Blackrain Personnel:** During the Term and for twenty (20) months after the expiration or termination of this Agreement for any reason, CLIENT agrees that it shall not directly or indirectly solicit or induce – or encourage another entity or person to solicit or induce – any person employed by BLACKRAIN or any person retained by BLACKRAIN as an independent contractor during the Term (“Blackrain Personnel”), to terminate an employment relationship or contract with BLACKRAIN or to obtain employment with another entity or person besides BLACKRAIN. CLIENT acknowledges and agrees that this Section shall prohibit CLIENT from contracting with or utilizing the services of any entity or individual that provides security services during the term of the non-solicitation period if such entity or individual employs or utilizes the services of any Blackrain personnel. CLIENT hereby agrees and acknowledges that any breach or threatened breach of this Section 6.10 by CLIENT will result in irreparable harm to BLACKRAIN for which there will be no adequate remedy at law. Consequently, in the event of such breach or attempted breach, BLACKRAIN shall be entitled to receive an injunction, without bond and without proof of actual damages, to prevent any further breach of this Agreement by CLIENT and/or obtain other specific performance or equitable relief necessary to enforce BLACKRAIN’s rights hereunder, to the fullest extent permissible under applicable law, in addition to all other remedies available in law or at equity. The Parties agree that this Section shall survive the termination or expiration of this Agreement.

**6.11 Governing Law and Construction:** This Agreement will be governed by and construed in accordance with the laws of the State of Florida, without regard to the principles of conflicts of law. Any legal proceedings arising from this Agreement shall be brought only in a court of competent jurisdiction in Miami-Dade County, Florida. The language of this Agreement shall be deemed to be the result of negotiation among the parties and their respective counsel in a mutual effort and shall not be construed strictly for or against any party.

**6.12 Entire Agreement; Survival:** This Agreement, including any Exhibits, states the entire Agreement between the parties and supersedes all previous contracts, proposals, oral or written, and all other communications between the parties respecting the subject matter hereof, and supersedes any and all prior understandings, representations, warranties, agreements or contracts (whether oral or written) between CLIENT and BLACKRAIN regarding the subject matter hereof. This Agreement may only be amended by an agreement in writing executed by the parties hereto.

**6.13 Force Majeure:** BLACKRAIN shall not be liable to the CLIENT for non-performance or delay in performance of any of its obligations under this Agreement due to acts of God, war, civil commotion, embargo, strikes, fire, theft, delay in delivery of services of sub-contractors or sub-suppliers, shortage of labor or materials, compliance with any regulation or directive of any national, state or local government, or any department or agency thereof, epidemic, hurricane, tropical storm, inclement weather, earthquake or any other similar unforeseen event or act of God (whether or not similar in nature to those specified) which are outside the reasonable control of BLACKRAIN.

**6.14 Term & Termination:** The Term of this Agreement will begin on the Effective Date and will continue in full force and effect for a period of one (1) year, ending three hundred sixty-five days (365) days after the Effective Date (the "Deadline"). Unless either party gives written notice of non-renewal at least thirty (30) days before the expiration of the Term, not later than this term after the expiration of the Term, the Agreement will be extended only by signing a new contract for an additional (1) year. At any time during the Term or Extended Term of this Agreement, either party may terminate this Agreement for cause by providing thirty (30) days prior written notice of termination, setting forth in detail the cause of termination; provided that if the other party cures or corrects the circumstances or situation that is the alleged cause for termination within the 30-day notice period, then the Agreement will not be terminated. This provision does not affect or limit the right BLACKRAIN to terminate without notice for non-payment in accordance with Section 2.3.

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**7. WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE:**

a. Throughout the Term, BLACKRAIN will carry Workers' Compensation and Employer's liability Insurance covering all persons employed by BLACKRAIN in the performance of the work hereunder, with statutory limits required by the State of Florida.

b. Throughout the Term, BLACKRAIN will carry Commercial General Liability Insurance with limits of at least Two Million Dollars (\$2,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) aggregate covering the Property and operations, including coverage for Products and completed Operations, Contractual Liability, Independent Contractors, Broad Form Property Damage, Personal Injury, with all Care, Custody and Control exclusions deleted, covering all claims for bodily injury, including death, property damage, and personal injury, including claims for false arrest, detention or imprisonment, malicious prosecution, libel, slander, defamation, wrongful entry or eviction, or other invasion of right of private occupancy.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, as of the day and year first above written.

X By: Alexander Givaldo  
Name: Alexander Givaldo  
Title: Board President

BLACKRAIN SECURITY AGENCY, INC.  
By:



Name: RAFAEL GARCES  
Title: PRESIDENT

NEW CHANGE ORDER DORAL GARDENS -GRAN VISTA 2026 AGREEMENT / PAYMENTS / HRS.

SECURITY GUARD GATEHOUSE - ROVER

**2. PAYMENT AND INVOICING TERMS.**

**2.1 Payment for Services:** When submitting invoices, BLACKRAIN shall submit time records corresponding to the hours worked on the Property including a weekly log of hours signed by the corresponding security officer. The CLIENT shall, upon receiving an invoice from BLACKRAIN, pursuant to section 2.2, make monthly payments including any applicable tax in the agreed manner by company check, or credit card (Visa, MasterCard, American Express or Discover). The use of any credit card will result in an additional charge of 2.75 % of the total of the invoice payable to BLACKRAIN.

**2.2** BLACKRAIN will bill the CLIENT at a rate of **\$18.50** per billable hour and the Sales tax as agreed by the CLIENT and BLACKRAIN, starting in **January /01/2026**. The amount of **\$22,091.22** shall be paid to BLACKRAIN by the CLIENT prior to commencement of service on date fifteen (15) of each month, retainer shall represent and be applied, in advance, to the first month of service. Holidays as defined below will be paid at time and a half as dictated in this agreement. The cost breakdown is as follows:

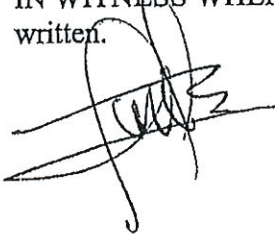
Holidays payments: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day - Christmas Day. This will be reflected in each Invoice. Invoice will be sent in a month advance to avoid delays in the process of service payment.

**\*\*\*\*\*2.2a \$ 18.50 / hr.\*1116 hrs. = \$20,646.00 + tax 7%, = \$22,091.22 Monthly approx. (This is invoice could be pay Monthly on date fifteen (15) of each month) already established before in the agreement**

**Invoicing & Late Payment Policy:** Invoices will be submitted monthly by BLACKRAIN for payment by CLIENT. Payment is due in calendar days from the date the invoice is delivered to CLIENT. The CLIENT shall be liable for late payments charges for payments not received on time from the date of the receipt of the invoice.

**2.3** Said charge will be 2.5% plus the invoice amount. If CLIENT's account has any unpaid invoices overdue by more than 5 days, CLIENT may be notified and BLACKRAIN may opt to discontinue service at its sole discretion. Failure to pay any invoice within 30 days of the due date will result in account termination without further notice. Non-payment of any invoice does not release the CLIENT from any amounts due at the time of termination. All amounts due plus late charges will be referred to an outside collection agency and/or law firm for collection.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, as of the day and year first above written.



## Security Task — Gate House & Rover Duties


### Gate House Responsibilities:

- Contact residents regarding any incoming visitors.
- Maintain clear, respectful, and professional communication at all times.
- Monitor security cameras continuously.
- Report any unusual activity, incidents, or general alerts on the property.

### Rover Responsibilities:

- Patrol and monitor the parking areas and exterior perimeter regularly.
- Ensure no vehicle remains parked longer than the allowed timeframe.
- Inspect and check the garbage tank areas located at the North and South sections of the property.
- Secure the pool areas for both *Doral Gardens* and *Gran Vista*.
- Close the pools at the scheduled time and confirm they are cleared and properly secured.
- Follow all property rules, guidelines, and instructions without exception.
- Monitor parking lot lighting and report any malfunction or outage immediately.

*On any other Security related services requested by Management/Board.*  
This change of order will remain active for one full year without modification. If any change is required, both parties must come to a mutual agreement, and the adjustment must be resolved within a period not to exceed 30 days. This notice will be attached to the current property contract previously signed.

X  
By:   
Name: Alexander Grotto  
Title: Board President

BLACKRAIN SECURITY AGENCY, INC.

By:

  
Name: RAFAEL GARCES  
Title: PRESIDENT