

ONE (1) YEAR WARRANTY

STATE OF GEORGIA, COUNTY OF Newton

FROM (THE "SUBCONTRACTOR"): Ground Effects Landscaping

TO (THE "OWNER"): NEWTON COUNTY
1124 CLARK STREET
COVINGTON, GA 30014

RE: SUBCONTRACT ENTERED INTO BY AND BETWEEN THE SUBCONTRACTOR AND
SUNBELT BUILDERS, INC. FOR THE CONSTRUCTION OF FACTORY SHOALS PARK
RENOVATIONS & IMPROVEMENTS LOCATED AT 450 NEWTON FACTORY BRIDGE ROAD,
COVINGTON, GA 30014.

KNOW ALL MEN BY THESE PRESENT:

Please see attached addendum

THE UNDERSIGNED HEREBY CERTIFIES THAT ~~ALL~~ ^{Factory shoals Park renovations} ~~MATERIAL AND WORKMANSHIP~~ ^{and improvements} UNDER THE ABOVE SUBCONTRACT FOR THE HAS BEEN
FURNISHED AND/OR PERFORMED IN ACCORDANCE WITH THE TERMS THEREOF THAT
SAID MATERIAL AND WORKMANSHIP IS WARRANTED FOR A PERIOD OF TWELVE (12)
MONTHS FROM THE DATE ESTABLISHED BY THE CERTIFICATE OF COMPLETION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SIGNED AND SEALED THIS
INSTRUMENT THIS 24th DAY OF September, 2026.

SIGNED Corey Johnson
TITLE Owner

SUBCONTRACTOR Corey Johnson

PERSONALLY BEFORE ME APPEARED THE UNDERSIGNED, Corey Johnson,
WHO IS KNOWN TO ME TO BE A PROJECT MANAGER OF THE FIRM OF
Ground Effects Landscaping, WHO AFTER BEING DULY SWORN STATED ON HIS OATH THAT
HE HAS READ THE ABOVE STATEMENT AND THAT THE SAME IS TRUE AND CORRECT.

Brandy Tier Glass
NOTARY PUBLIC

THIS 24th DAY OF September, 2026

MY COMMISSION EXPIRES April 23, 2029



Addendum

Ground Effects Landscaping – Warranty Exclusions

Ground Effects Landscaping does not warrant or guarantee the survival of sod, plants, trees, shrubs, or other landscaping materials unless proper automatic irrigation, watering, and ongoing maintenance are provided.

Warranty excludes damage or failure resulting from drought, excessive rain, improper irrigation, neglect, pests, disease, vandalism, acts of nature, or damage caused by other contractors, third parties, equipment, or unauthorized alterations after installation.

Ground Effects Landscaping is not responsible for landscaping failure due to improper maintenance or damage caused by others after installation.