

General Contract for Services

This contract is made effective September 29, 2016 by and between **Margaret Fleitz** of 9811 B Third St Road, Louisville, KY. 40272 and, **Colonial Woods HOA and Kentucky Realty Corporation Inc.** 3944 Bardstown Road, Louisville, KY. 40218.

Description of Services: Beginning on September 29, 2016, Marge Fleitz will provide to **Colonial Woods HOA and Kentucky Realty Corporation Inc.**, the Collection of past due Maintenance fees for the Board of Directors. File and appear in Small claims court on same past due accounts.

Payment: Payment shall be made to Marge Fleitz to 9811-B Third St Road. Louisville, KY. 40272.

Homeowners/ Condo Association agrees to pay Marge Fleitz as follows:

1. Payment arrangements are 15% of the amount collected on Maintenance fees, late charges and interest only. No Commission is paid on Small Claims Court costs. (HOA will pay all court costs and filing fees at the time of filing.) Within 10 days of collecting Maintenance fees and interest. This allows Kentucky Realty Corp. Inc. time to deposit any checks issued them and verify that all funds have cleared the bank.
2. A list of expenses including but not limited to, parking, mileage, envelopes, stamps letterhead, and file folders will be submitted to Ky. Realty Corp. Inc. on behalf of **Colonial Woods HOA** for reimbursement.

Marge Fleitz shall provide services and meet obligations under this contract in a timely and workmanlike manner.

Term: This contract will terminate automatically upon completion by Marge Fleitz of the services required by this contract.

Both parties reserves the right to terminate this agreement for any reason at their discretion with a thirty day written notice to the other party.

Confidentiality: Marge Fleitz will not at any time or in any manner, either directly or indirectly, use for the personal benefit of Marge Fleitz, or divulge, disclose, or communicate in any manner, any information that is proprietary to **Colonial Woods HOA** .

Upon completion of this Contract, Marge Fleitz will return to **Colonial Woods HOA** notes, documentation and other items that were used, created or controlled by Marge Fleitz during the term of this contract.

Notice: Any notice or communication required will be submitted to **Colonial Woods HOA and Kentucky Realty Corporation Inc.** (IE: Checks and payments of past due Maintenance fees by residents of HOA. Kentucky Realty Corp. Inc. will then contact Marge Fleitz to acknowledge payments as soon as they are received by the board or management company.

This agreement shall be signed on behalf of **Colonial Woods HOA and Kentucky Realty Corporation Inc.** and Margaret Fleitz (Marge Fleitz) and effective as October 11, 2016.

Service Recipient:

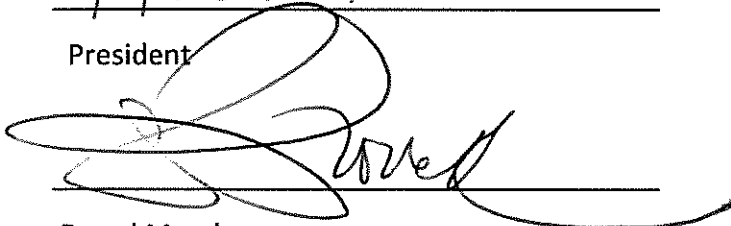
Colonial Woods HOA and Kentucky Realty Corporation Inc.



President



Date signed



Board Member



Date signed

Board Member

Date signed

Ky. Realty Corp. Inc. Property Manager

Date signed





Margaret Fleitz (Marge)

Date signed



Mark J. Sandlin
Attorney at Law
Norton Commons
9301 Dayflower Street
Prospect, Kentucky 40059
(502) 589-4440
msandlin@goldbergsimpson.com

October 25, 2016

Colonial Woods Condominium Project, Inc.
c/o Kentucky Realty Corporation
3944 Bardstown Road
Louisville, Kentucky 40218
Attn: Darren Harris

Re: Legal Services Engagement Agreement

Dear Mr. Harris:

Thank you for asking Goldberg Simpson to represent Colonial Woods condominium Project, Inc. We have conducted a search of our files and we have not discovered anything that would raise a conflict in our representation of the Association.

This matter would be handled by me along with my paralegal, Missy Mitchell. Our fees would be based on an hourly billing basis. My billing rate is \$150.00 per hour and Missy's billing rate is \$100.00 per hour. We also charge for expenses incurred such as copy charges, filing fees, mileage, and legal data base searches. We will not, however, incur significant expenses or fees without your prior approval except in what we would consider emergency situations to protect your interest.

Our billing is on a monthly basis with payment due within thirty (30) days of the date of our invoices. Our invoices will provide you with a detailed description of the specific task performed, the identity of the attorney or staff member performing the service, and the date and time spent. We are happy to discuss our charges with you at any time.

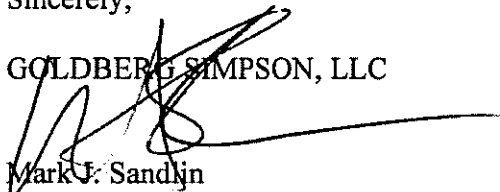
You may terminate our employment at any time. Likewise, we may wish to withdraw as the Association attorney provided that we give you the appropriate notice of our intention to withdraw. Such withdrawal by us must be approved by the applicable court if the matter is in litigation. We would require that in the event of any termination of our services that we would be reimbursed for our unpaid costs and fees to that date.

Feel free to contact me if you have any questions about any of this or if you need further information from us. Please sign below where indicated and return this letter to me.

GOLDBERG SIMPSON LLC
ATTORNEYS AT LAW

Sincerely,

GOLDBERG SIMPSON, LLC


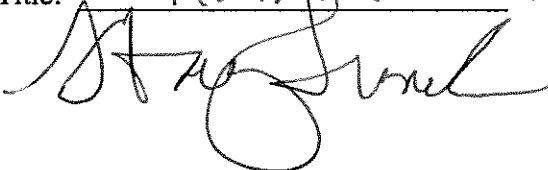

Mark J. Sandlin

HAVE SEEN AND AGREE:

Colonial Woods Condominium Project, Inc.

By:

Title:


President 11/1/16
 10/31/2016