

MAINTENANCE AGREEMENT
FOR THE LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT
PARK AND OPEN SPACE IMPROVEMENTS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This Maintenance Agreement for the Lakeside Meadows Public Improvement District Park Improvements and Open Space (the “Agreement”) is executed between LAKESIDE MEADOWS INDUSTRIAL PROPERTY OWNERS ASSOCIATION, INC., a domestic nonprofit corporation, (the “ASSOCIATION”); and the City of Pflugerville, Texas (the “CITY”); each a “Party” and collectively the “Parties”, to be effective June 9, 2026 (the “Effective Date”).

RECITALS

WHEREAS, on September 13, 2022, the CITY passed and approved a Resolution authorizing the creation of the Lakeside Meadows Public Improvement District that is comprised of approximately 415.361 acres (the “District”);

WHEREAS, the CITY and LAKESIDE MEADOWS, LLC (the “Developer”) entered into the Lakeside Meadows Public Improvement District Financing Agreement on May 14, 2024 (the “Financing Agreement”). The Financing Agreement also includes any subsequent amendments thereto;

WHEREAS, pursuant to the Financing Agreement, within the District, certain public improvements upon construction, completion, and acceptance will be dedicated to the CITY;

WHEREAS, the ASSOCIATION has agreed to maintain certain Park Improvements within the Open Space, as defined in this Agreement, within the District;

WHEREAS, LAKESIDE MEADOWS, LLC and LAKESIDE MEADOWS INDUSTRIAL PROPERTY OWNERS ASSOCIATION, INC. have agreed to grant the CITY a public access easement to the Park Improvements and the Open Space on which the Park Improvements are located, in the form attached as **Exhibit B** (“Public Access Easement”) to this Agreement;

WHEREAS, the CITY has agreed to grant the ASSOCIATION a license to access and maintain the Park Improvements per this Agreement; and

WHEREAS, the Parties intend this Agreement to apply to the Park Improvements within the Open Space, as defined herein, of the District.

WHEREAS, the recitals at the beginning of this Agreement are incorporated into the body of this Agreement.

NOW, THEREFORE, the CITY and the ASSOCIATION agree as follows:

I. Definitions.

- A. “Park Improvements” mean park improvements dedicated to the CITY and located on the Open Space, as owned by the DEVELOPER within the District, as described in more detail in Exhibit A to this Agreement, and described as lights, water fountain, bike repair station, and benches.
- B. “Open Space” means the following open space areas: LOT 1, BLOCK Y; LAKESIDE MEADOWS PHASE 1; DOC. NO. 202300053; LOT 3, BLOCK Y; LAKESIDE MEADOWS PHASE 1; DOC. NO. 202300053 and DOC. NO. 202300095; and LOT 9A, BLOCK A; LAKESIDE MEADOWS INDUSTRIAL, PHASE 3; DOC. NO. 202100176 according to the Plats recorded in the Plat Records of Travis County, Texas and as depicted in Exhibit A to this Agreement.

II. Grant.

Subject to the conditions in this Agreement and to the extent of the right, title and interest of the CITY in and to the Park Improvements and without any express or implied warranties, the CITY grants a license to the ASSOCIATION providing for access to the Open Space to maintain the Park Improvements existing in the District as of the date of this Agreement at the expense of the ASSOCIATION.

III. Consideration.

The CITY and the ASSOCIATION acknowledge the receipt and sufficiency of good and valuable consideration for the execution of this Agreement.

IV. ASSOCIATION’s Obligation to Maintain Park Improvements.

- A. The ASSOCIATION will be responsible for maintaining the Park Improvements.
- B. Scope of Maintenance. The ASSOCIATION shall maintain the Park Improvements by keeping them in a clean, safe, and usable condition for ordinary public use, consistent with the nature of the Park Improvements and comparable privately-maintained public park facilities in the City. Maintenance shall include routine, preventative, and corrective maintenance, but shall not include reconstruction, redesign, or capital replacement, except as expressly provided herein. “Maintenance” of the Park Improvements shall include, as applicable:
 - i. Regular inspection to identify unsafe, damaged, or malfunctioning conditions;
 - ii. Routine cleaning and removal of litter, debris, graffiti, and other foreign materials;

- iii. Repair or replacement of worn, damaged, or non-functioning components necessary for safe operation;
 - iv. Tightening, adjustment, and minor part replacement;
 - v. Painting or surface treatment to prevent corrosion or deterioration; and
 - vi. Temporary removal from service or barricading of any Park Improvement that poses an immediate safety hazard until repairs are completed.
- C. Timing of Maintenance. The ASSOCIATION shall correct or cause to be corrected any condition of the Park Improvements that presents an unreasonable risk to public safety within a commercially reasonable time, taking into account the nature of the condition, availability of materials, and the need to coordinate with third-party contractors or utility providers.
- D. Maintenance Exclusions. Park Improvement Maintenance shall not include:
- i. Capital replacement or upgrades beyond original design;
 - ii. Expansion, relocation, or redesign of Park Improvements;
 - iii. Compliance with future changes in laws or standards unless required by applicable law;
 - iv. Policing, installation or operation of security services, or supervision of public use; or
 - v. Repair of damage caused by third parties, acts of God, or City activities, except to the extent necessary to remove immediate safety hazards.
- E. The ASSOCIATION shall not suffer or permit any mechanic's or materialmen's liens, claims, judgments, or indebtedness of any kind to be filed against the Park Improvements in the performance of the ASSOCIATION's obligations hereunder and shall promptly obtain the release of any such claims at no cost to the CITY.
- F. The ASSOCIATION shall retain the services of qualified contractors or subcontractors adequate for the performance of the above-described Maintenance in a timely and workmanlike manner.
- V. ASSOCIATION's Responsibilities. The ASSOCIATION will be responsible for any damage to CITY improvements as a result of the ASSOCIATION's maintenance of the Park Improvements. Further, the ASSOCIATION shall reimburse the CITY for all reasonable costs incurred by the CITY in replacing or repairing any CITY improvement that may be damaged or destroyed as a result of performing Maintenance under this Agreement by or on behalf of the ASSOCIATION.
- VI. License. Through this Agreement, the CITY grants the ASSOCIATION a non-exclusive license to the Open Space for the sole purpose of performing the ASSOCIATION's Maintenance obligations under this Agreement for the Park Improvements and for the duration of the term of this Agreement.

VII. CITY's Rights to Improvements.

- A. This Agreement is expressly subject and subordinate to the present and future right of the CITY, its successors, assigns, lessees, grantees, and licenses, to construct, install, establish, maintain, use, operate, and renew any public utility facilities, franchised public facilities, roadways or streets on, beneath or above the surface of the Park Improvements. The CITY shall take reasonable measures to prevent damage to the Park Improvements. Nothing in this Agreement shall be construed to limit in any way the power of the CITY to widen, alter, or improve the Park Improvements pursuant to official action by the governing body of the CITY or its successors; provided, however, that the CITY shall provide the ASSOCIATION with at least thirty (30) days prior written notice of any such contemplated action.
- B. NOTWITHSTANDING ANY PROVISIONS IN THIS AGREEMENT TO THE CONTRARY, THE CITY RETAINS THE RIGHT TO ENTER UPON THE OPEN SPACE AT ANY TIME AND WITHOUT NOTICE, ASSUMING NO OBLIGATION TO THE ASSOCIATION, TO REMOVE ANY OF THE PARK IMPROVEMENTS OR ALTERATIONS THEREOF, WHENEVER SUCH REMOVAL IS DEEMED NECESSARY FOR: (A) EXERCISING THE CITY'S RIGHTS OR DUTIES WITH RESPECT TO THE PARK IMPROVEMENTS IN THIS AGREEMENT; (B) PROTECTING PERSONS OR PROPERTY; OR (C) THE PUBLIC HEALTH OR SAFETY WITH RESPECT TO THE PARK IMPROVEMENTS. THE PARTIES AGREE THAT ANY REMOVAL OF PARK IMPROVEMENTS, OR A PORTION THEREOF, BY THE CITY WILL NOT CAUSE A DEFAULT BY THE ASSOCIATION UNDER THIS AGREEMENT OR BY THE DEVELOPER UNDER THE FINANCING AGREEMENT.

VIII. Indemnification.

- A. **To the extent permitted by Texas law, the ASSOCIATION agrees to and shall indemnify, defend and hold harmless the CITY and its elected officials, officers, agents and employees against all claims, suits, demands, judgments, expenses, including attorney's fees, or other liability for personal injury, death, or damage to any person or property, which arises from or is in any manner connected to or caused in whole or in part by the ASSOCIATION's Maintenance or use of the Park Improvements. This indemnification provision, however, shall not apply to any claims, suits, damages, costs, losses or expenses arising solely from the negligent or willful acts of the CITY, provided that for the purposes of the foregoing, the CITY's act of entering into this Agreement shall not be deemed to be a "negligent or willful act".**

IX. Miscellaneous.

- A. Compliance with Regulations. The ASSOCIATION agrees that all construction and Maintenance permitted by this Agreement shall be done in compliance with all applicable City, County, State and/or Federal policies, traffic, building, health and safety ordinances, laws and regulations.
 - B. Covenant Running With the Land. This Agreement, until its expiration or revocation, shall run as a covenant on the land within the District, and the terms and conditions of this Agreement shall be binding on any successors and assigns in interest to the ASSOCIATION or the CITY. A written memorandum of this Agreement shall be filed in the Official Public Records of Travis County, Texas. Notwithstanding anything to the contrary, the above indemnification shall be applicable to the current ASSOCIATION and each subsequent ASSOCIATION only to events, errors, acts and omissions accruing during and up to the time that this Agreement, in its entirety, is owned or acquired by said ASSOCIATION and its successors.
- X. Default. In the event the ASSOCIATION fails to perform or cause to be performed the Maintenance of the Park Improvements as described in this Agreement, then the CITY shall give the ASSOCIATION written notice thereof by registered or certified mail, return receipt requested, to the addresses set forth below. The ASSOCIATION shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of and, if the ASSOCIATION does not remedy the same within the thirty (30) day period, the CITY may, at the CITY'S option, perform the work or contract for the completion of the work. In addition, the ASSOCIATION agrees to pay, within thirty (30) days of written demand by the CITY, all reasonable costs and expenses incurred by the CITY in completing the work. In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured.
- XI. Commencement.
- This Agreement shall begin on the date of approval by the Pflugerville City Council and continue thereafter for so long as the Improvements shall be used for the purposes set forth herein, unless terminated under other provisions of this Agreement. Maintenance obligations for the Park Improvements commence upon the completion of the Park Improvements covered by this Agreement and the CITY's acceptance of the Park Improvements.
- XII. Termination.

A. Termination by the ASSOCIATION. This Agreement may not be terminated by the ASSOCIATION without the approval of the CITY.

B. Termination by the CITY. This Agreement may be revoked at any time by the CITY, if such revocation is reasonably required by the public interest, after providing at least sixty (60) days' prior written notice to the ASSOCIATION. Subject to prior written notification to the ASSOCIATION or its successors in interest, this Agreement is revocable by the CITY if:

1. The Park Improvements or a portion of them interfere with the CITY'S use of CITY property; or
2. The Park Improvements or a portion of them constitute a danger to the public which the CITY deems not to be remediable by alternation or maintenance of such Park Improvements; or
3. After providing thirty (30) days written notice to the ASSOCIATION, maintenance or alternation necessary to alleviate a danger to the public has not been made; or
4. The ASSOCIATION fails to comply with the terms and conditions of this Agreement; or
5. If the ASSOCIATION abandons or fails to maintain the Park Improvements, and the CITY receives no substantive response within sixty (60) days following written notification to the ASSOCIATION, then this Agreement shall terminate and the CITY may remove and/or replace all Park Improvements or a portion thereof and collect from ASSOCIATION the CITY'S actual expenses incurred in connection therewith.

XIII. Eminent Domain.

If eminent domain is exerted on the Park Improvements by paramount authority, then the CITY will, to the extent permitted by law, cooperate with the ASSOCIATION to affect the relocation of the ASSOCIATION'S affected installations at the ASSOCIATION'S sole expense. The ASSOCIATION shall be entitled to retain all monies paid by the condemning authority for its installations and improvements taken, if any.

XIV. Interpretation.

In the event of any dispute over its meaning or application, this Agreement shall be interpreted fairly and reasonably and neither more strongly for nor against either Party.

XV. Application of Law.

This Agreement shall be governed in accordance with the law of Texas and should any provisions of the same be held unenforceable or invalid for any reason, the unenforceability or invalidity of said provision shall not affect the enforceability or validity of any other part of this Agreement.

XVI. Venue.

TO THE EXTENT ALLOWED BY TEXAS LAW, IT IS AGREED THAT VENUE FOR ALL LAWSUITS CONCERNING THIS AGREEMENT WILL BE IN TRAVIS COUNTY, TEXAS. THIS AGREEMENT CONCERNS REAL PROPERTY LOCATED IN TRAVIS COUNTY, TEXAS, AND IS WHOLLY PERFORMABLE IN TRAVIS COUNTY, TEXAS.

XVII. Assignment.

The ASSOCIATION, its heirs, executors, administrators, successors and assigns, are to give prompt written notice to the CITY of any assignment or transfer of any of the ASSOCIATION'S rights in this Agreement, giving the assignee's name, date, address and contact person. The ASSOCIATION shall not assign, sublet or transfer its interest in this Agreement without the consent of the CITY, which consent shall not be unreasonably withheld. The CITY may approve an assignment, sublease, or transfer of interest in this Agreement to a different homeowners association that meets the requirements of this paragraph. The ASSOCIATION must have been legally established; maintenance obligations for the Park Improvements must have been assigned to the ASSOCIATION; and the ASSOCIATION must have a binding, continuing responsibility for the maintenance and operation of the Park Improvements and shall establish adequate funding for such maintenance and operation. The restrictive covenants shall provide for the annual assessment sufficient to fund the maintenance of the Park Improvements and for the Improvements to be maintained and repaired; provided that nothing herein shall obligate the CITY to maintain and repair the Improvements. This Agreement may not be assigned, sublet, or transferred until the ASSOCIATION submits proof to the CITY of compliance with this paragraph and the insurance requirements under this Agreement. Subject to compliance with this paragraph and the insurance requirements set forth herein, the ASSOCIATION shall furnish to the CITY a copy of any such assignment or transfer of any of ASSOCIATION'S rights in this Agreement, including the name, address, and contact person of the assignee, along with the date of assignment or transfer.

XVIII. Notice.

Any notice and/or statement, required or permitted hereunder, shall be deemed to be given and delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate Party at the following addresses or at such other address specified by written notice delivered in accordance herewith:

ASSOCIATION:

LAKESIDE MEADOWS INDUSTRIAL
PROPERTY OWNERS ASSOCIATION, INC.
9830 Colonnade Blvd Ste 600
San Antonio, TX 78230-2209

With a copy to:

LAKESIDE MEADOWS, LLC
4201 Marathon Blvd Ste 201
Austin, TX 78756

CITY:

The City of Pflugerville, Texas
Attn: City Manager
100 E. Main Street
Pflugerville, TX 78660

With a Copy to:

City Attorney
100 E. Main Street
Pflugerville, TX 78660

XXI. Verifications of Statutory Representations and Covenants

The ASSOCIATION makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the “Government Code”), in entering into this Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the ASSOCIATION within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The ASSOCIATION represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the ASSOCIATION and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The ASSOCIATION hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The ASSOCIATION hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The ASSOCIATION hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

[Execution page follows]

EXECUTED AS OF THE DATES SET FORTH BELOW.

THE CITY OF PFLUGERVILLE, TEXAS.

By: _____
Doug Weiss, Mayor

Date: _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this _____ day of _____, 2026, by Doug Weiss, Mayor of the City of Pflugerville, Texas, a home rule city, on behalf of said home rule municipality.

Notary Public, State of Texas

TERMS AND CONDITIONS ACCEPTED, this the 9th day of June, 2026.

ASSOCIATION:

LAKESIDE MEADOWS INDUSTRIAL PROPERTY OWNERS ASSOCIATION, INC.,
a domestic nonprofit corporation

By: _____

Name: John Guerra

Title: Member

STATE OF TEXAS §

§

COUNTY OF LLANO §

This instrument was acknowledged before me on the _____ day of _____, 2026 by John Guerra, Member of LAKESIDE MEADOWS INDUSTRIAL PROPERTY OWNERS ASSOCIATION, INC. on behalf of said domestic nonprofit corporation.

Notary Public, State of Texas

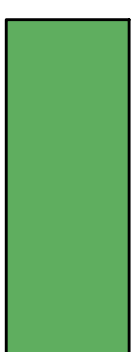
RETURN TO:

The City of Pflugerville, Texas
Attn: City Manager
100 E. Main Street
Pflugerville, TX 78660

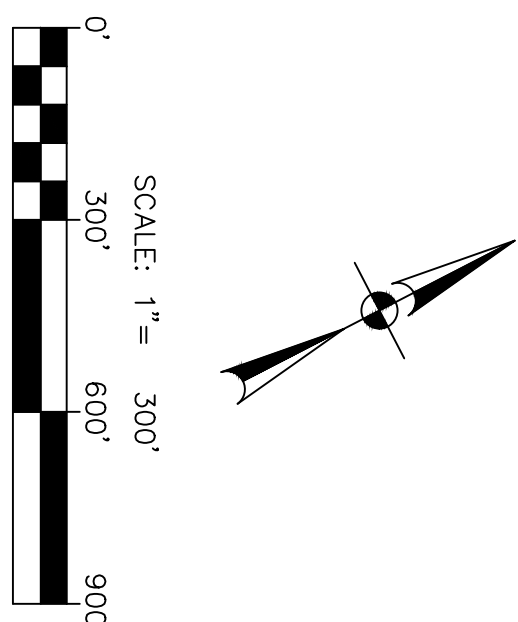
Exhibit A:
Description of Park Improvements and Depiction of Open Space

THE CONTAINED HEREIN HAS BEEN PROVIDED FOR YOUR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. YOU SHOULD CONSULT WITH YOUR FINANCIAL ADVISOR BEFORE MAKING ANY INVESTMENT DECISIONS. THE CONSULTANT'S SOLE RESPONSIBILITY IS TO THE CLIENT AND NOT TO ANY OTHER PARTY.

LEGEND



PARKLAND & TRAILS (60.96 ACRES)



CITY NO. _____
 JOB NO. 50627-01
 DATE JANUARY 27, 2026
 DESIGNER _____
 CHECKED _____ DRAWN _____
 SHEET _____

LAKESIDE MEADOWS
 PFLUGERVILLE, TEXAS
 PID AREA EXHIBIT

Pape-Dawson ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

NO.	REVISION	DATE

NO.	REVISION	DATE

SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

Project: _____

Type: _____ Quantity: _____

The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control and LED technologies into a compact and efficient form. With robust construction and unequalled performance, the SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Using solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is “self-learning” and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.



**WIRELESS
CONTROL APP**

TECHNICAL SPECIFICATIONS

- Solar Module:**
- High-efficiency monocrystalline cells
 - Inconspicuously integrated into the top of luminaire
 - Used for day/night detection (no photocell required)

- Solar Lighting Controller (SLC):**
- Microcontroller-based technology
 - High-efficiency, Maximum Power Point Tracking (MPPT) battery charger
 - Built-in high-efficiency LED driver
 - Multiyear data logging
 - Automatically manages lighting performance based on environmental conditions and lighting requirements
 - Integrated into luminaire housing

- Battery:**
- High performance lithium (LiFePO₄)
 - Exceptional 10+ year lifecycle
 - High temperature tolerance
 - Contained within luminaire housing
 - Designed for easy battery changes when required

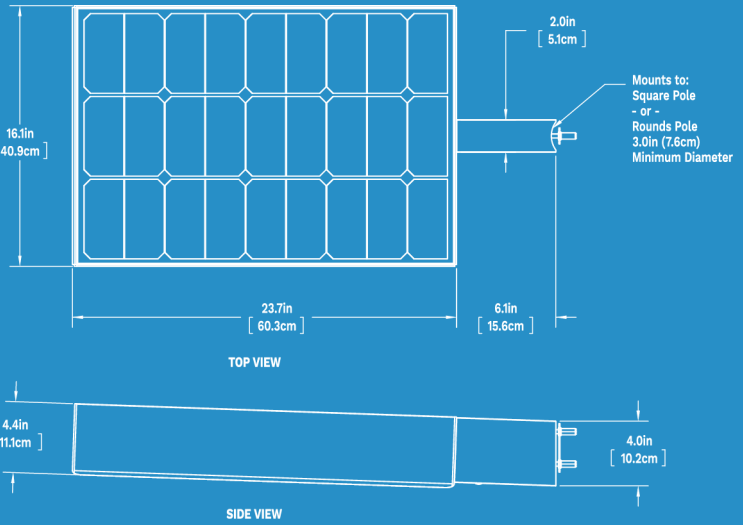
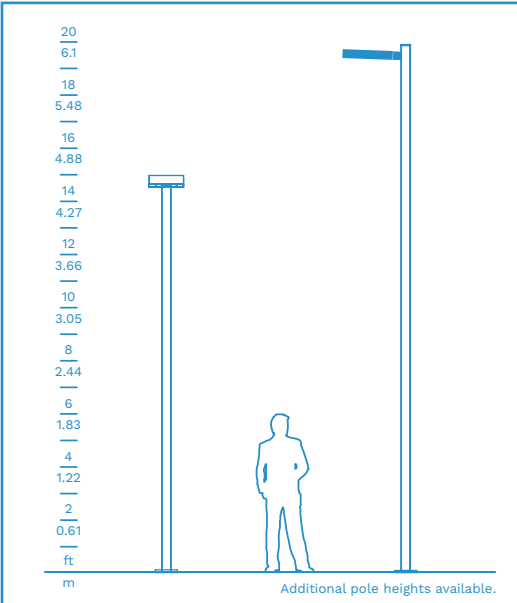
- LEDs and Optics:**
- 100,000 hour L70 lifetime LED
 - Extra Warm White (2700K), Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available
 - High-efficiency type 2, 3, 4, 4F, and 5, full cutoff optics
 - Typical lumen output 3250 lumens
 - Optional backlight shield
 - Wildlife-friendly amber option available

- Mechanical Construction:**
- Extruded and formed, low copper aluminum enclosure and mounting arm
 - Stainless fasteners with security fastener option
 - Architectural grade, super durable, TGIC powder coat
 - Four standard colors with custom colors available

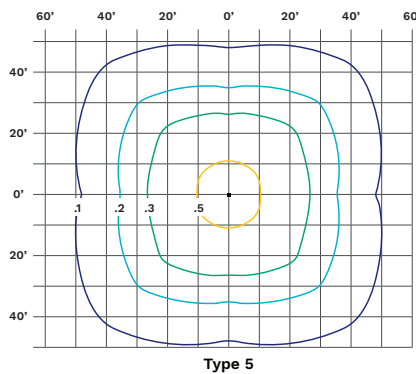
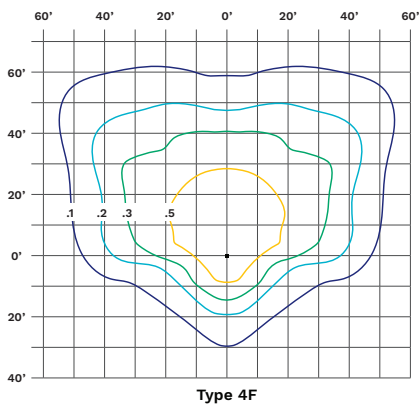
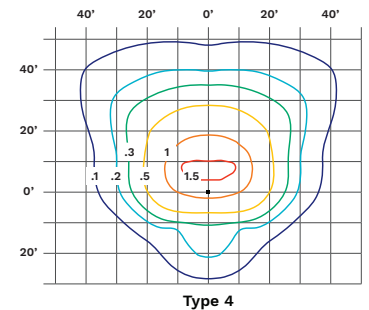
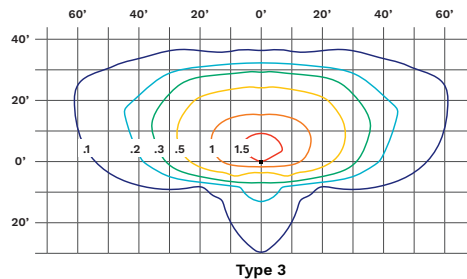
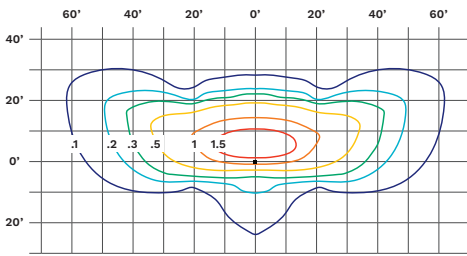
- Factory Set Lighting Profiles:**
- 11 standard duration profiles available
 - Real-time lighting profile options available
 - See lighting profile sheet for all options
 - Lighting profiles and motion sensing options are field configurable with app
 - Motion sensing capabilities optimize performance based on usage

- Wireless Controls:**
- Easy-to-use interface via iOS smartphone app
 - Configure and control lighting profiles
 - Adjust dusk and dawn thresholds
 - Motion sensing capabilities optimize performance based on usage

EPA: 0.99ft² (0.09m²) | Weight: 34lbs (15.4kg) including battery



PHOTOMETRICS (IES files available on our website)



Notes:

- Photometrics based on 20 ft mounting height
- Light levels in foot candles are calculated using 3250 lumens at 4000K color temperature
- To convert to lux multiply light levels by 10.7
- Typical lumen levels based off of Type 5 optic with the default profile using neutral white LEDs
- Contact us for help in choosing the right lighting profile and distribution
- Motion sensing is ON by default
- Specifications subject to change without notice

ORDER MATRIX



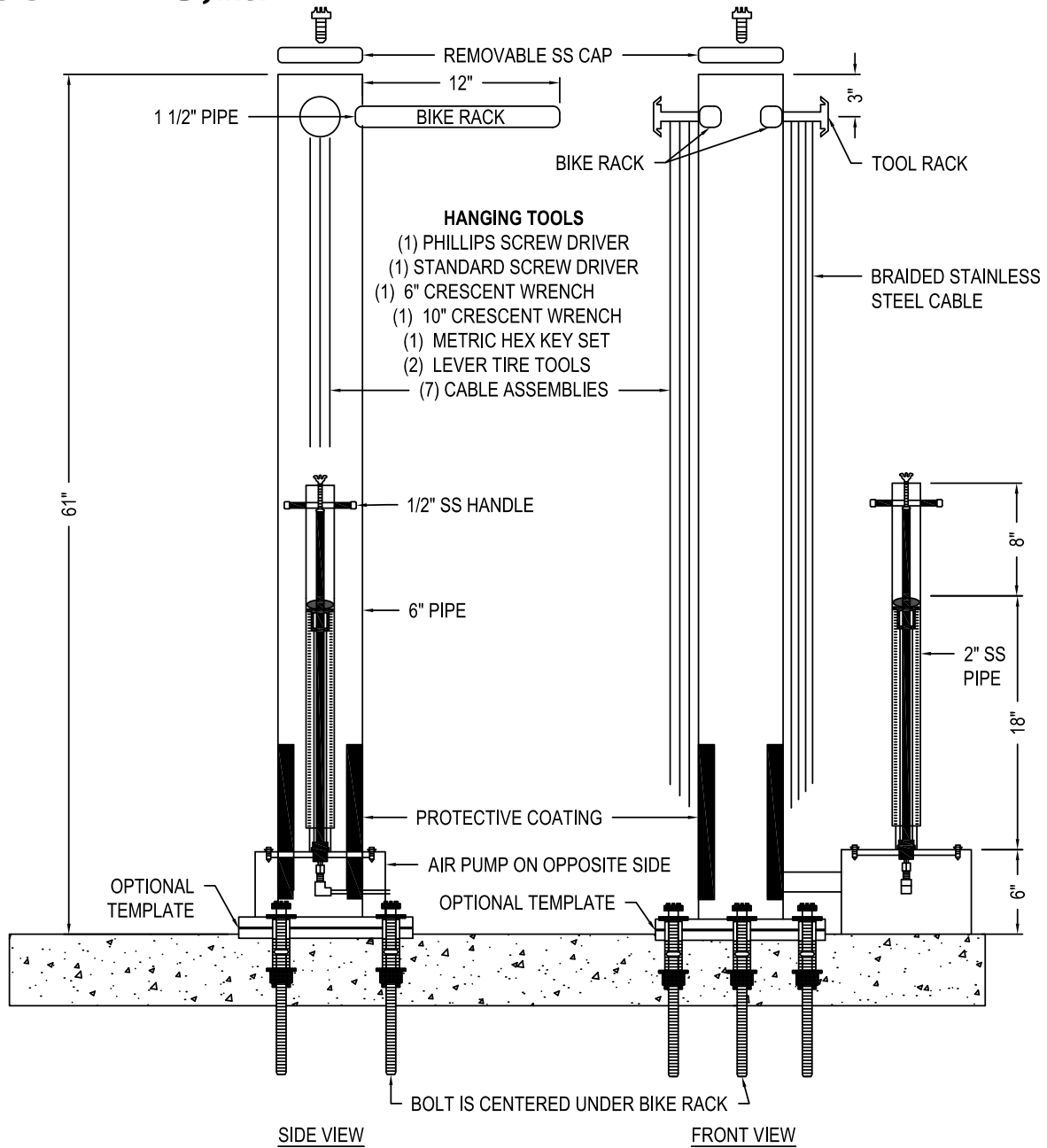
Series	Mounting	Finish	Distribution	LED	Lighting Profiles (Full list on website)	Options
SCL2	SPMU - Side Pole Mount Universal	BK - Black	T2 - Type 2	XW - 2700K	00 - Dusk till dawn	SEC - Security Fasteners
		BZ - Bronze	T3 - Type 3	WW - 3000K	09 - On at dusk, 100% for 3 hours, dim to 30%, brighten to 100% one hour before dawn, off at dawn (DEFAULT)	MSO - Motion Sensor Off
	NMNT - No Mount	SV - Silver	T4 - Type 4	NW - 4000K		BLS - Backlight Shield
		WH - White	T4F - Type 4F	AMB - Amber	TX0000 - On at dusk until time between 1800 & 0600. X = O (Off) or D (Dim). 0000 = time to dim or turn off.	
		CC - Custom	T5 - Type 5			

**Most
Dependable
Fountains, Inc.**

OPERATIONS MANUAL

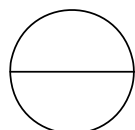
**MODEL:
185 SM & 185 SMSS**

Most Dependable Fountains, Inc[™]
5705 Commander Drive
Arlington, TN 38002
901-867-0039
www.mostdependable.com



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. NOTE TO ARCHITECT, SCALE DRAWING IN AUTOCAD MODEL SPACE.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-25.5



185 SM

BIKE RACK AND AIR PUMP WITH OPTIONAL TEMPLATE



BIKE REPAIR SPECIFICATIONS

WATER QUALITY (LEAD FREE)

Section 9, California Proposition 6 and the Federal Safe Drinking Water Act.*

**■ STANDARD PEDESTAL
OR**

One piece weld construction with MDF standard 3/16" wall thickness.

■ STAINLESS STEEL PEDESTAL

One piece weld construction with MDF standard 304 schedule 10 stainless steel.

BOTTLE FILLER SPOUT

Sanitary recessed nozzle.*

PUSH BAR

304 stainless steel with circumference exceeding 8.6". Mushroom style push bar overlaps and prevents sand and other objects from sticking push bar in the ON position. Stainless steel bubbler housing standard.*

CONTROL VALVE

Requires less than 5 lbs to operate. Non-cartridge O-ring valve delivers steady stream of water through an adjustable valve. This valve design is to operate and function at 30 to 80 PSI. Ideal operating pressure is 60 PSI.*

CABLES

3/16" Stainless Steel braided cables.

TOOLS

(1) Phillips Screw Driver, (1) Standard Screw Driver, (1) 6" Crescent Wrench, (1) 10" Crescent Wrench, (1) Metric Hex Key Set, (2) Lever Tire Tools & (7) Stainless Steel Cable Assembly

AIR PUMP

Working parts encased in stainless steel shaft.

AIR HOSE

Braided stainless steel with dual air chuck.

WATER SUPPLY (LEAD FREE)

Maintenance free reinforced nylobraid tubing - **this tubing is not plastic**. It is supplied with a 1/2" MIP threaded inlet with stainless steel strainer. Union fittings at every connection. Supply line stops above grade. Water Filter is standard on this model.*

DRAIN

1 1/2" schedule 40 PVC pipe. Drain line stops above grade.*

FINISH

Oven baked powder coat. Choice of colors are: green, blue, black, red, yellow, orange, brown and white. Textured color choices: emerald, sapphire, pyrite, text-black, burgundy, gold vein, copper and sandstone. Stainless steel models are powder coated for added protection. The color chrome is an available option for stainless steel models only.

INSTALLATION

Surface Mount installation, is designed to be anchored on top of a new or existing surface (concrete,etc.) For a new surface, a surface mount carrier is recommended. For an existing surface, anchor bolts are to be used through the attached mounting plate. Surface Mount Fountains come standard with an access door with vandal resistant stainless steel screws.

WINTERIZATION

Shut off water and drain down. Remove water filter.*

WARRANTY

One year warranty, labor not included.

SHIPPING WEIGHT

Model 185 SM..... 200 lbs Model 195 SM*..... 130 lbs
Model 185 SMSS..... 200 lbs Model 195 SMSS*.... 130 lbs

MOST DEPENDABLE FOUNTAINS, INC.™
5705 COMMANDER DR. • ARLINGTON, TN 38002-0587
www.mostdependable.com
(901) 867-0039



INSTALLATION INSTRUCTIONS

Most Dependable Fountains, Inc.™

All **SM (surface mount)** products are designed to be installed on the surface of a new or existing concrete slab. Your contractor needs to provide a 1 ½” PVC drain line (**when applicable**) and water line thru finish grade. Connections are made to our SM products thru our access door, as shown on detail drawings. The water tubing is provided with a ½” male iron pipe connection. This is an excellent location for a cutoff valve. Surface Mount units are anchored to the existing concrete by means of ½” concrete shields with bolts or we recommend ½” quick bolts.

Note: We offer an optional template which is designed to be poured in the concrete slab. It comes with the necessary vandal resistant stainless steel bolts and washers needed to anchor.

All **DB (direct bury)** products are designed to be installed to a depth of 14” below grade. MDF provides 1 ½” PVC drain line inside the pedestal (**when applicable**) to point of connection by others. MDF also provides reinforced nylobraid flexible tubing with a ½” male iron pipe thread for connection to water supply by others. MDF recommends an optional valve box using a PVC conduit to the pedestal. By using this option you have complete control of your product.

Individual detail drawings available Online or by request.



For more information:

Most Dependable Fountains, Inc.™

www.mostdependable.com

Info@mostdependable.com

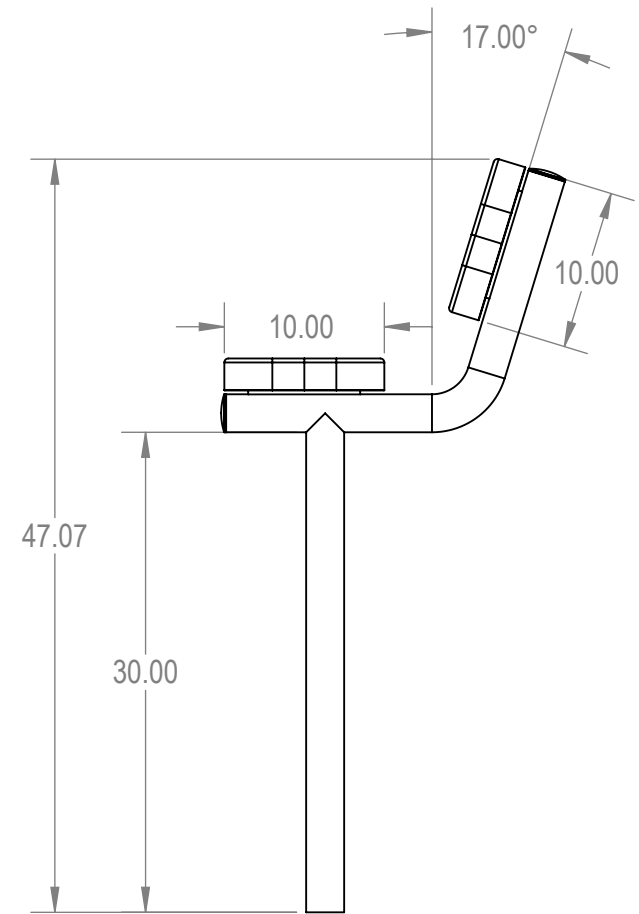
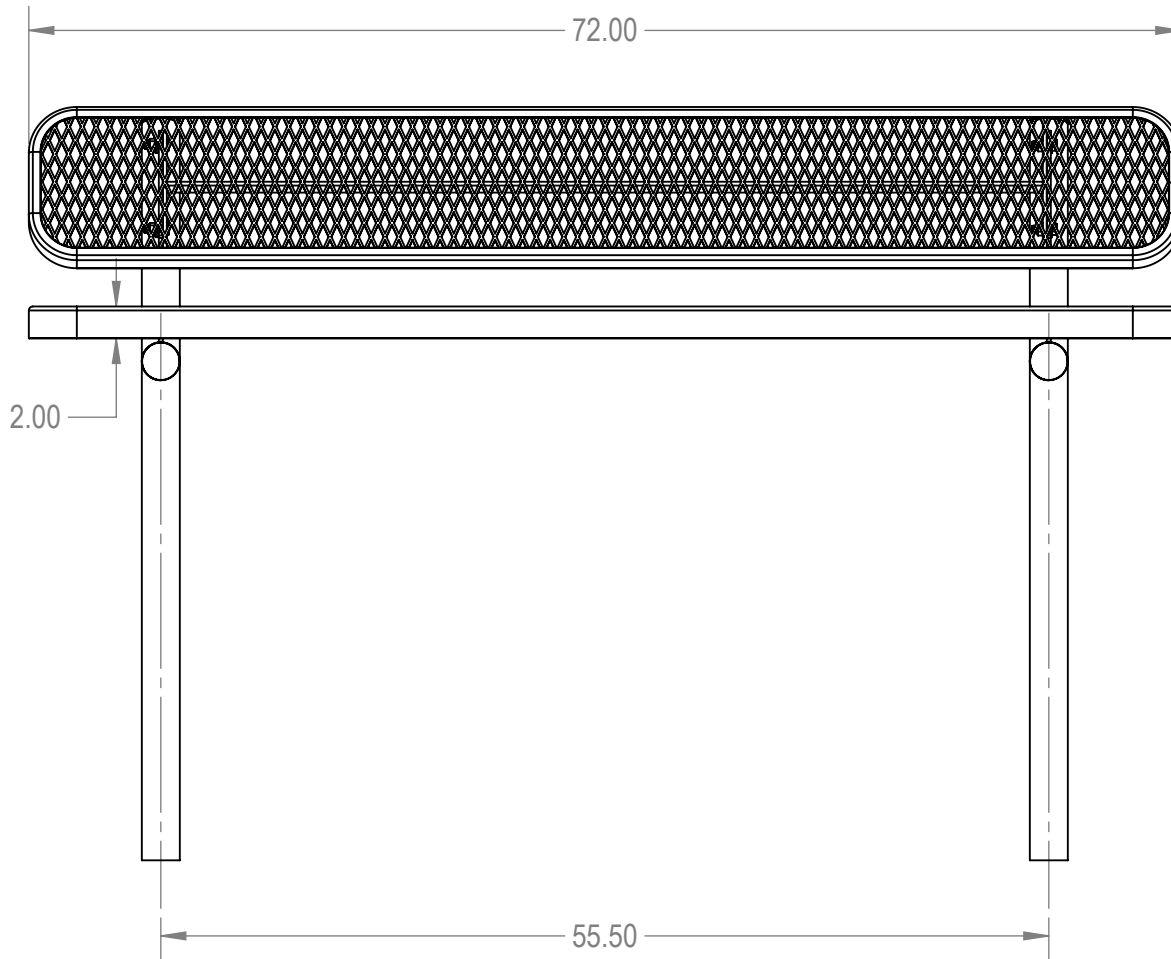
901-867-0039

LIMITED PRODUCT WARRANTY

Most Dependable Fountains, Inc.™

Most Dependable Fountains, Inc.™ warrants that all of its products are guaranteed against defective material or poor workmanship for a period of **one year from date of shipment**. Most Dependable Fountains, Inc.™ liability under this warranty shall be discharged by furnishing without charge any goods, or part thereof, which shall appear to the Company upon inspection to be of defective material or not of first class workmanship. Most Dependable Fountains, Inc.™ will not be liable for the cost of repairs, alterations or replacements, or for any expense connected therewith made by the owner or his agents. Most Dependable Fountains, Inc.™ will not be liable for any damages caused by defective materials or poor workmanship, except for replacements, as provided above. Buyer agrees that Most Dependable Fountains, Inc.™ has made no other warranties either expressed or implied in addition to those above stated. The products manufactured by Most Dependable Fountains, Inc.™ is warranted to function if installation and maintenance instructions provided are adhered to. The units also must be used for the purpose for which they were intended.





Mfg. by Advantage Panels & Fence, Inc.

MyTCoat

Commercial Outdoor Furniture

www.mytcoat.com

PROPRIETARY AND CONFIDENTIAL

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	NAME	DATE
DRAWN	GM	1/25/2016
SALES APPR.		
CLIENT APPR.		
MFG APPR.		
Q.A.		

Design By -

CADWorksPro
Chicago, IL

www.cadworkspro.com

AAdvantage Panels & Fence, Inc.

TITLE:

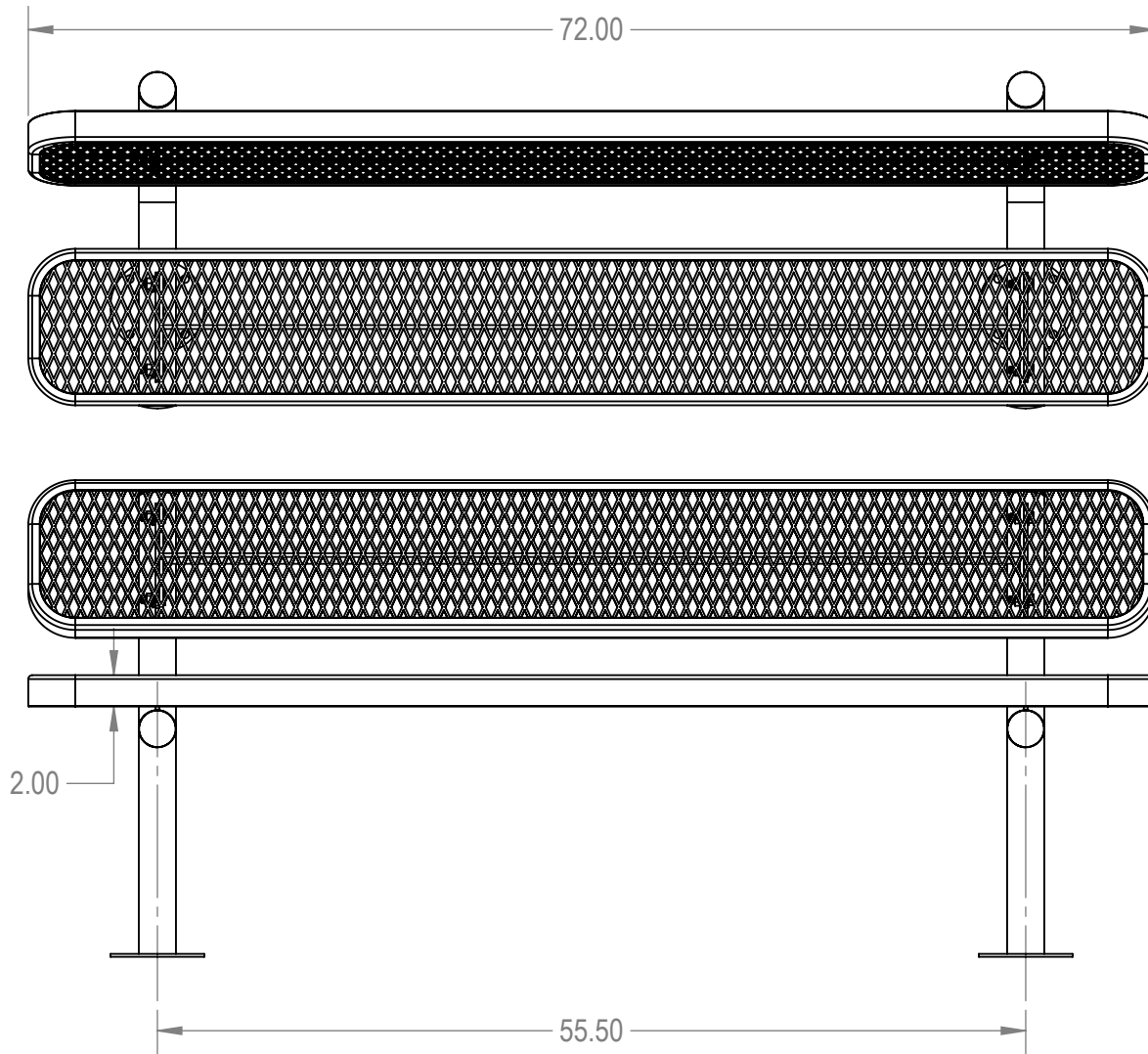
6Ft Rectangular Bench with Back

InGround - Expanded Metal

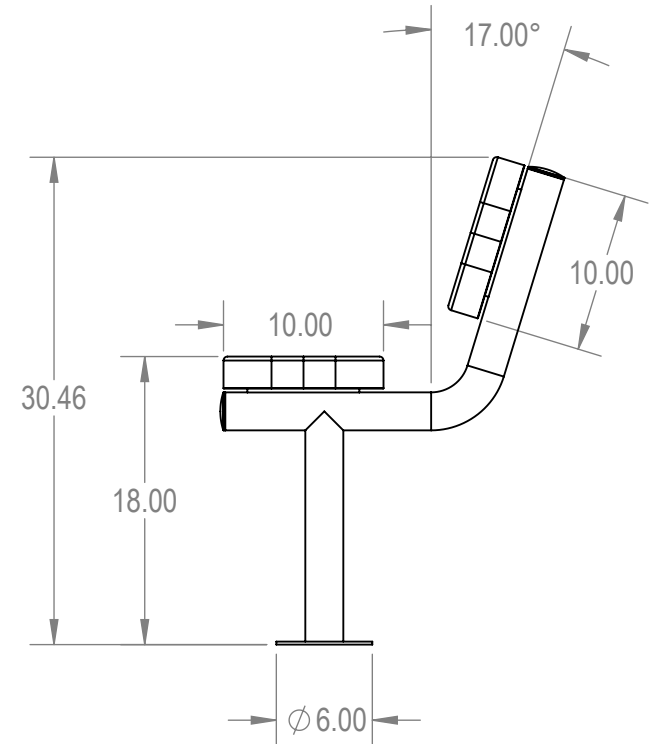
SIZE	DWG. NO.	REV
A	BRT06-A-19-000	

WEIGHT:

SHEET 2 OF 3



Model Numbers:
 BRT06-A-01-000 - Advantage Coating
 BRT06-C-01-000 - Industry Standard Coating



Mfg. by Advantage Panels & Fence, Inc.

Mytcoat

Commercial Outdoor Furniture

www.mytcoat.com

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	NAME	DATE
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MFG APPR.		
Q.A.		

Design By -

CADWorksPro
Chicago, IL

www.cadworkspro.com

AAdvantage Panels & Fence, Inc.

TITLE:

6Ft Rectangular Bench with Back

Surface Mt - Expanded Metal

SIZE	DWG. NO.	REV
A		

WEIGHT:

SHEET 2 OF 3

Exhibit B:
Form of Public Access Easement