

## SCHEDULE A

### I.

#### Caretaker Duties

- a. Caretaker will perform and oversee maintenance , up keep, and cleaning of all the physical structures and property including: Mayme Marrs Memorial Worship Center, Idlewild Community Center, Preacher's Cabin, and Caretaker's Cabin (hereinafter referred to as "Properties.") When necessary, Caretaker will coordinate, assist, and cooperate with outside agencies of the Community's choice
- b. Caretaker will supply a vehicle adaptable to all seasons and terrain at Caretaker's expense and will carry all insurance as required by law. Caretaker will provide proof of said liability insurance before moving into the Caretaker's Cabin.
- c. Caretaker will be responsible for security and maintaining a general awareness of the status and condition of Community.  
Caretaker will travel all numbered roads a minimum of once every 72 hours, at non-regular times, for the purpose of performing a visual check of all individual properties.  
Caretaker is required to walk around each individual property to identify any structural damage, trees down, or electrical issues every 30 days or immediately after any major storm. Caretaker will keep detailed records of each inspection, including date, time of inspection, and any irregularities found. Records will be reviewed by the Community Executive Board on an as needed basis.
- d. Caretaker will be responsible for setting up and taking down all chairs required for Sunday Services at the Mayme Marrs Memorial Worship Center beginning

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Father's Day weekend through Labor Day weekend.

- e. Caretaker will consider all specified services to Community as his primary duties. All responsibilities to Community will be fully completed prior to undertaking any work (including, but not limited to opening/closing cabins, handyman-jobs, construction, etc.) for any individual Idlewild property owners.
- f. Caretaker must be bonded and carry Liability Insurance in the amount of \$250,000 property damage and \$1,000,000 personal injury for any work done by the caretaker for others (not work done for the Idlewild Community Center) naming the Idlewild Community Center as an additional named insured, and provide proof of said insurance upon request of the Idlewild Community Center Board.
- g. In the event of any emergency, if there is a evacuation of Idlewild, the Caretaker is responsibility of unlocking the Emergency Gate on Road 11.
- h. Caretaker is allowed to enter into a employment agreement with any resident of Idlewild. Caretaker shall indemnify and hold Idlewild Community harmless from all claims, demands, injury, damages and losses related to such agreement with residents or any other third party.
- m. Caretaker will Maintain the Tri State Dumpster, to ensure the area is kept clean.

II. Compensation:

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Idlewild Community agrees to pay Caretaker a monthly salary of \$ 1100.00 for services performed.

- a. Idlewild Community will provide Caretaker with a smoke free residence during the employment agreement, at no expense to the Caretaker. Additionally, Community will pay the following expenses for the residence: electricity, propane, sewer and refuse, Wi-Fi, and a landline telephone.

Caretaker is to protect and maintain the provided residence and Properties against possible damage and in good working condition. Upon termination of Agreement, Caretaker will be responsible for any damages incurred during occupancy. If damages are not repaired by Caretaker in advance of vacating the residence, the estimated repair fees will be deducted from Caretaker's last monthly paycheck.

- b. Community will pay Caretaker a supplemental usage fee of \$40 per month, for Community Business on Caretakers personal cell phone, Or pay for a separate Cell Phone for Idlewild use only
- c. Caretaker will be paid for a total of 30 days off and 8 sick days during Community's annual year. (August 1-July 31) Any additional days off Community property exceeding the 30 Vacation days and 8 sick days, will result in a \$50.00 per day fee. The payment will be deducted from the next scheduled monthly payment.

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