

Dec. 15th., 2020

LAKESIDE TOWNS ANNOUNCEMENT ROOF SHINGLE REPLACEMENT PROJECT

The Board wishes to advise that following an in depth review, it has voted to move forward with the obligation required under our Homeowners Associations Declarations to *reshingle our roofs*.

Only the original 31 buildings (210 units) are due for reshingling - the 14 units (1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1315, 1317, 1319, 1321, 1323, 1325) in the two new buildings are excluded from that requirement this time.

A contract with Crown Roofing and Waterproofing (CRW) has been approved and executed. The shingles have been ordered and work is scheduled to begin upon their arrival in early 2021.

We are in the process of retaining a Project Manager to oversee all aspects of the construction process.

The entire project has been estimated to take 6 months from start to finish and our contract contains a final completion date of Aug. 15th., 2021.

When a firm start date is known, a notice will be provided to the entire community, approximately 2 weeks prior to commencement.

Work will begin with the (1050) building(s) on Jonah and proceed on each side through to the end, followed by returning, and completing each cul-de-sac in reverse order. ie. Felicity, Melrose, Rosewood and ending with Mulberry.

A few days prior to the start of a specific building, a notice will be placed on each unit's entrance door advising the date and with detailed instructions.

To be clear, as stated in our *Declarations, roof repairs and their cost are not the Associations responsibility, and as such, the following procedure will apply.

* Declaration of Covenants, Conditions and Restrictions of The Towns at Lakeside:

Article II, Section 11. Maintenance (a) Responsibility of Association

Article II, Section 11. (b) Responsibility of Owner

In the event, there are any major structural damages or other issues, with portions of the roof, that are not the Association's responsibility, to maintain, the Association will contact the owner to evaluate and discuss on a case-by-case basis. The Association will take whatever action it can to prevent delay in the shingling project, but it assumes no responsibility for any repairs or maintenance for portions of the roof that the Declaration requires the owner to maintain.

Please fill out the attached form to provide your contact information to the Association's Property Manager (name, address, email address, and phone number) to enable the Association to contact you, quickly, if any additional damage or conditions are found, that

need owner attention, so that the matter can be resolved, and the shingling project can continue as planned.

OTHER INFORMATION

Work hours are between 7:30 a.m. to 5:30p.m, Monday through Saturday

The following will apply during work on your building:

- Contractor will require complete access to driveways for up to 3 days and your vehicle may be parked on the street
- Vehicles in the garage that will be required during this period should be removed and may be parked on the street, preferably not directly in front of your unit, which could block the movement of equipment.
- Interior pictures may be required, in the cases of pre existing exterior damage

Satellite dishes, holiday decorations or any addition on the roof that were not included by the developer, must be removed. The contractor and/or the Association are not responsible for any damage to these items.

The removal and reinstallation of gutters is not included in this contract. As such, In the event, the replacement of damaged fascia is required, the contractor will take all due care, to replace the fascia, without actually removing the gutters, however, neither, the contractor and/or the Association are responsible for any possible damage that may occur to the gutters. (As these were installed by Homeowners , they have the option of removing them, in advance)

Notwithstanding, Crown Roofing will take all due care, neither they and/or the Association are responsible for any damages incurred to driveways, screens, drywall cracking and water lines.

While they are also not responsible for any damages to exterior landscapes, including grass, plants and trees, the Association will undertake repair, provided the items in question were not added by the Homeowner, which are their responsibility. They are not permitted to park or drive their construction vehicles directly on driveway paver bricks and are responsible for any damages incurred, including utilities located underneath the pavers, if this provision is violated.

It is therefore extremely important that any damages, caused by the contractor be reported immediately to the Project Manager - preferably with pictures.

Owners must ensure their Tenants are advised, regarding compliance

It is the Homeowners responsibility to inspect their unit after work is completed and report any issues to the project manager.

This is an extremely large and important undertaking, involving construction vehicles and workers moving about our community, for an extended period of time. Your patience and cooperation is requested and would be greatly appreciated.

TOWNS AT LAKESIDE HOA OWNER INFORMATION, FOR EMERGENCY USE ONLY

TOWNS AT LAKESIDE ADDRESS:

OWNER NAME:

OWNER MAILING ADDRESS: (this is the address where all notices, correspondence, coupon books, etc, will be sent)

_____ (if same as unit, please write "same")

OWNER TELEPHONE NUMBER: _____

OWNER CEL PHONE NUMBER: _____

OWNER EMAIL: _____

Help us update our files.

Sunvast Properties, Inc.

Please fill out and return to Sunvast Properties, inc. by

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