

CAPE POINTE AT JONATHANS LANDING HOMEOWNERS ASSOCIATION, INC.

c/o Bristol Management Services, Inc. 1930 Commerce Lane, Suite 1 Jupiter FL 33458

Office: (561) 575-3551 Fax: (561) 575-5423

May 7, 2010

Dear Homeowner(s):

The Board of Directors has awarded the painting project (including the pressure cleaning of the buildings) to Coastal Painting. We anticipate the entire project to take approximately 3 months to complete beginning June 1st, 2010. Please understand that there may be circumstances beyond our control that could delay the project. Coastal Painting will be conducting a pre-inspection report prior to any work being done at your home. These reports will be maintained at the Bristol Management office located at 1930 Commerce Lane, Suite 1 Jupiter, FL 33458 and available for your review upon request. Should any item(s) require your attention for repair, a notice will be mailed to you prior to painting.

Notices & Scheduling:

- Individual letters will be sent in advance to each owner advising of the scheduled week for the pressure cleaning & painting. We will be going in the order of Building Number's 1 through 15. Please find enclosed a listing for building paint designations and a map with designated building numbers.
- Coastal Painting will post a 1 week notice at your residence prior to the pressure cleaning and painting of your home.

It is extremely important that all residents read & follow the instructions on all notices. Everyone's cooperation will ensure a smooth process; avoid delays and additional expenses incurred due to homeowner delays.

Please note: In the event the weather is not cooperative and there is a need to reschedule the contractor will re-post their notices. Updates will also be posted at the pool area bulletin board.

Options:

- Window Frames and Sliders – Coastal has provided a rate of \$295.00 per unit to paint bronze-tone on Windows and Sliders. **You may complete the enclosed form and submit to Bristol Management for authorization to have the work completed on your home.** If you choose to have the work done this will be a contract between you and Coastal Painting and will not involve the Association. **THIS WILL BE A DIRECT CONTRACT BETWEEN YOU AND COASTAL AND WILL NOT INVOLVE THE ASSOCIATION.**
- Storm Shutters – You may contact GPS directly for a proposal. If you choose to have the work done this will be a contract between you and GPS and will not involve the Association. **THIS WILL BE A DIRECT CONTRACT BETWEEN YOU AND COASTAL AND WILL NOT INVOLVE THE ASSOCIATION.**

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Disclosures:

- In order to pressure clean the contractor will be using the water supply from your residence for your residence only.
- Landscape – It is the responsibility of each owner to remove any landscape material off the walls and fences prior to the pressure cleaning and painting of the home and place back upon completion. Please refer to the enclosed form requesting for Sago Landscape to remove and place back the material if desired. We will be working directly with Sago Landscape to ensure all landscape material is pulled back or trimmed back 12 inches to allow access.
- **Failure to prepare your home may result in additional expenses to you as the association has the right to hire a contractor to prep your home.**
- Saturdays will be used as a make-up day if necessary.
- **Billing** – All homeowners were assessed equally per door based on an estimated cost analysis based on the smallest unit. Therefore, a bill will be sent to all two-story and end unit owners for the remaining balance and due within 30 days from receipt. The approximate remaining balance may range from \$165.00 -\$260.00 depending on the model home.
- **Vehicles** – You will need to move your vehicles during the pressure cleaning and painting of your home. The guest parking spaces located on Hilliard Terrace and Fownes Crescent will be temporarily designated for the Painting Project. We ask that owners and guest please use your driveway for parking during the project and allow those owners who need to move their vehicles while their home is being painted utilize those parking spaces.
- **Staging Area** – Please be aware that the staging area for the painters will be the pool area parking lot.

Warranty Information:

- Paint Supplier: Benjamin Moore – 7 year warranty against any material defects
- Workmanship (Application): Coastal Painting – 7 year warranty on the stucco, 7 year warranty on wood & 7 year warranty on metal.

Please check the pool area bulletin board and website for any additional information and updates concerning this project. Should you have any questions, you may reach me directly at 561-427-0686. We will also be sending information by via message broadcast by telephone.

Thank you,

Christine Di Renzo

Christine Di Renzo, LCAM

For and on Behalf of the Board of Directors