

*Cambridge at Abacoa Homeowners Association*  
*c/o Bristol Management Services, Inc.*  
*1930 Commerce Lane, Suite 1*  
*Jupiter, FL 33458*  
*561 575 3551*

August 1, 2011

Dear Homeowner:

The painting of all homes and townhomes in Cambridge is scheduled to be completed in the fall of this year. The HOA is responsible for painting all residences. Your Board of Directors and Management Company have been working very hard to prepare for this project.

Over the past years all Owners have been paying into the Paint Reserve in anticipation of this project. Due to the diligence of the Board, the cost of this project was better than anticipated and funding for all units will be achieved. There will be NO SPECIAL ASSESSMENT to any Owner for the painting of their home.

The Board of Directors awarded our exterior painting contract to Mario's Painting of S. Fla., Inc. Painting of Town Homes and Single Family Homes will begin on/or about October 3, 2011, and will also include the Pool and Clubhouse.

Please be advised, no changes to the original color of your home are allowed. The original designated color pattern will be matched.

Exterior painting will begin in the North Section of Cambridge. Detailed information on the schedule of painting and order to be completed will be posted in the mailroom and mailed out to residents.

Areas that **WILL** be painted include the exterior walls and trim, decorative shutters, metal gutters, downspouts, columns, handrails, entry & common doors & frames and garage doors. Front porch decks and steps will be stained (concrete stain).

Front porch decks/steps previously painted by the Owner, will be tested to determine if the painted surface is compatible with the original stain applied by the NH developer. If the porch was "Owner painted", it cannot be stained due to adherence problems. Those areas will be painted by the contractor, and there will be no adherence warranty.

Areas that **WILL NOT** be painted include the rear patio deck, vinyl/plastic/factory coated metal porch ceilings/railings not previously painted by the Developer, exterior light fixtures, exterior house numbers, hurricane shutter tracks, factory coated window/window frames, perimeter walls and fence, homeowner fencing, a/c units, lights and light posts, front porch accent vinyl and background at base of porches.

The Association is **NOT RESPONSIBLE** for the following items and you are encouraged to look at them and make necessary repairs or remove them before the painting begins:

1. Screen repairs on windows, porches and pool areas.
2. Wood rot on fascia and doorways.
3. Removing items from porches and patios that you do not want painted.
4. Repairing broken glass in windows, lights or doors.
5. Removing any lawn ornaments and decorations.
6. Cleaning of roofs.
7. If you have locks on gates or entry screen doors, they will need to be unlocked (you will be notified shortly in advance of your individual home being painted).
8. Keep pets indoors. Safety of your pets is your responsibility.
9. Cleaning the interior of gutters and downspouts which will be painted in place.
10. Park within the garage or away from the area being painted. Do not park in driveways or under portico.
11. Pool Screen Enclosures – where necessary - these screens will be loosened from the end to allow the painters' access to the wall above. Screen replacements will be offered at approximately \$250 per unit or the Homeowner may option to hire their own screening company to perform the repairs. These expenses are the responsibility of each Owner.

The Painting Contractors and Bristol Management will inspect your homes before pressure cleaning and painting begins to identify any areas or items that you may need to repair or replace. Where appropriate repairs are not made by the Owner, and the paint Contractor, at his sole discretion, determines that the surface cannot be painted because of the damage; it will result in the contractor "skipping" your home entirely, or just the area of concern. Should the Contractor incur additional costs due to having to return to complete the painting, those costs will be borne by the Homeowner.

There will be another inspection after the home is painted to identify any items that require touch up or attention. This information will be provided to the paint contractor for action. A final inspection will be completed and signed off by the inspector. Each Owner will be given up to 30 days after completion to do their own inspection and submit any concerns to Bristol Management for action. Additionally, the irrigation systems will be adjusted during the painting schedule so newly painted homes are not exposed to irrigation water. Therefore, normal irrigation schedules may change.

The Landscaping Contractor will be working ahead of the Paint Contractor to trim plants and trees away from the walls. All landscaping that is attached to exterior walls or columns (vines) must be removed by the Homeowner, and any wall damages from such vines, must be repaired at the Owners expense. Some landscaping will need to be trimmed back quite a bit. Where landscape material is damaged during the paint process (some cannot be avoided) replacements will be made where warranted.

Owners who wish to engage the Painting Contractor to have their patio/pool decks stained should call Mario's Painting at 800-509-7704. Notify them you are a Cambridge resident and are interested in contracting for additional work. This work will be scheduled at the time they paint the house.

We respectfully request that you refrain from asking questions to the Contractors working on your homes. The Contractors Employees have been instructed not to respond to Owners inquiries, and may not be fluent in English. There will be an English speaking Supervisor on site at all times, to which all inquires should be directed if immediate attention is required. All other questions or concerns should be sent to Bristol Management by email to [pam@bristolmanagment.com](mailto:pam@bristolmanagment.com) or call 561-575-3551.

In summary, please see below the schedule of events as noted above. This work will be performed in sections:

1. Owners should make needed repairs to exterior of home – now.
2. Inspections to be made of each individual home prior to pressure cleaning. A report is kept on file of all noted damages or broken fixtures prior to painting.
3. Notice is placed on or near garage door approximately 1 week prior to pressure cleaning.
4. Homes will be pressure cleaned. Preparation and painting will commence after pressure cleaning.
5. Post Paint inspection to be completed. All items noted will be addressed.
6. Final Inspection for sign off of building.

We anticipate a smooth running project and will promptly act on all concerns as they arise. Your patience during this very large project is anticipated and appreciated.

All correspondence, concerns or questions should be directed to Bristol Management for processing. For future painting needs, Homeowners may purchase the community paint products at Regal Paint Center (Benjamin Moore), located in Juno Beach at US 1 and Donald Ross Rd., phone number 561-627-7600. Inform Regal you are a Cambridge Homeowner and you will receive a discount.

Respectfully,

Pamela Adams, LCAM  
For and on Behalf of the Board of Directors